

JOHN EDWARD SARTAIN, ET UX, GRANTOR

TO

WARRANTY DEED

MIKE L. POWERS, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JOHN EDWARD SARTAIN and wife, LOUISE OWEN SARTAIN, hereby sells, conveys, and warrants unto the Grantee, MIKE L. POWERS, the land in the city of Horn Lake, DeSoto County, Mississippi, being more particularly described as follows:

Lots 2, 3, and 4, J. E. Sartain Commercial Subdivision, Section 35, Township 1 South, Range 8 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 22, Page 28, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in the City of Horn Lake, DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. Taxes for the current year shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this deed.

STATE OF MISSISSIPPI EXECUTED ON this the 2nd day of June, 1995.

JUN 2 4 21 PM '95 ¹³ 7.7

BK 286 PG 283
W.E. B. CLK.
By P. Blaney OC


JOHN EDWARD SARTAIN

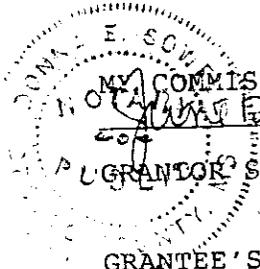

LOUISE OWEN SARTAIN, GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOHN EDWARD SARTAIN and Wife, LOUISE OWEN SARTAIN, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

2nd GIVEN under my hand and official seal of office this the day of June, 1995.

Donna E. Stowell
NOTARY PUBLIC



MY COMMISSION EXPIRES:
JUNE 1996

GRANTOR'S ADDRESS: 2005 Goodman Road W., Horn Lake, MS 38637
Home #: (601) 393-7569 Bus #: () same

GRANTEE'S ADDRESS: 2780 Briarwood, Horn Lake, MS 38637
Home #: (601) 342-1511 Bus #: (601) 342-5887

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292