

WARRANTY DEED

STATE OF MISSISSIPPI DE SOTO CO. *VL*

JUL 5 10 11 AM '95

C. WAYNE HOLCOMB and wife, NANCY B. HOLCOMB
Grantors

To

LEONARD A. BREault, JR. and wife, OK-SU BREault
Grantees

BK 287 PG 538
W.E. DAVIS CH. CLK.
A. Maham, Jr.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, C. WAYNE HOLCOMB and wife, NANCY B. HOLCOMB, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, LEONARD A. BREault, JR. and wife, OK-SU BREault, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 25, Autumn Woods Subdivision in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 27, Pages 40 and 41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Robert L. Pruitt and wife, Belinda C. Pruitt, in favor of Lumbermen's Investment Corporation, dated August 31, 1987, and recorded in Book 415, Page 454, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$67,099.01, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Temple-Inland Mortgage Corporation in connection with loan made by Lumbermen's Investment Corporation on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1995.

WITNESS the signatures of the Grantors this the 3rd day of July, 1995.

C. Wayne Holcomb

C. WAYNE HOLCOMB

Nancy B. Holcomb

NANCY B. HOLCOMB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named C. WAYNE HOLCOMB and NANCY B. HOLCOMB, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 3rd day of July, 1995.

My Commission expires:
November 27, 1995

Martha C. Huggins

Notary Public

Grantor's Address:
8225 Southaven Circle West, Southaven, MS 38671
Home No. 342-6452 Work No. 365-0226

Grantee's Address:
409 Allison Road, Byhalia, MS 38611
Home No. 838-2189 Work No. 541-9243

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616