

WARRANTY DEED

Aug 24 10 14 AM '95

BILLIE W. GASKIN, JR. and wife, SHARI M. GASKIN
Grantors

To

BK 289 PG 584
W.E. DAVIS CH. CLK.
by *D. Stakay* sc

BILLIE WENDELL GASKIN, SR. and wife, LINDA W. GASKIN
Grantees

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, BILLIE W. GASKIN, JR., and wife, SHARI M. GASKIN, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, BILLIE WENDELL GASKIN, SR. and wife, LINDA W. GASKIN, 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 34, Section B, Magnolia Estates Subdivision, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 28, Page 40, 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 Billie W. Gaskin, Jr. and wife, Shari M. Gaskin, in favor of United Southern Bank, dated February 5, 1988, and recorded in Book 428, Page 717, in the office of the Chancery Clerk of DeSoto County, Mississippi, and assigned to Molton, Allen & Williams, Ltd. and re-assigned to Molton, Allen & Williams Corporation, and recorded in Book 475, Page 335, in said Clerk's office, which secures an indebtedness in the current principal amount of \$51,152.28, 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 Molton, Allen & Williams in connection with loan made by United Southern Bank 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 23rd day of August, 1995.

Billie W. Gaskin, Jr.
BILLIE W. GASKIN, JR.

Shari M. Gaskin
SHARI M. GASKIN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named BILLIE W. GASKIN, JR. and SHARI M. GASKIN, 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 23rd day of August, 1995.

Martin C. Huggins
Notary Public

My Commission expires:
November 27, 1995

Grantor's Address:

7315 Grove Park, Olive Branch, MS 38654

Home No. 895-6493 Work No. 541-3495

Grantee's Address:

10188 Stephenson Lane, Olive Branch, MS 38654

Home No. 895-7633 Work No. None

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