

WARRANTY DEED

STATE OF MISSISSIPPI DE SOTO CO.

SEP 19 10 54 AM '95

RICHARD LITWA, JR. and wife, STACY LITWA  
Grantors

To

DEBORAH A. COLEMAN, Unmarried  
Grantee

BK 290 PG 539  
W.E. DAVIS CH. CLK.  
By m. C. Huggins DC

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, RICHARD LITWA, JR. and wife, STACY LITWA, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, DEBORAH A. COLEMAN, Unmarried, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 1575, Section H, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 11, Pages 21-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

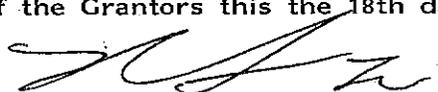
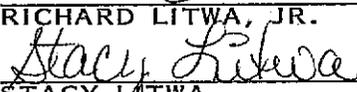
Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by William H. Wilson, Jr., et ux, in favor of Bank of Mississippi, dated September 26, 1986, and recorded in Book 378, Page 110, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$68,376.34, and Grantee takes subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantee's name and Grantors hereby set over and assign unto Grantee without charge all escrow funds now held by Bank of Mississippi in connection with loan made by same on the above described property.

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

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

WITNESS the signatures of the Grantors this the 18th day of September, 1995.

  
RICHARD LITWA, JR.  
  
STACY LITWA

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

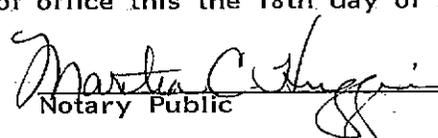
PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named RICHARD LITWA, JR. and STACY LITWA, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned. GIVEN UNDER MY HAND and seal of office this the 18th day of September, 1995.

My Commission expires:  
November 27, 1995  
Grantor's Address:

3425 Stargate, Nesbit, MS 38651  
Home No. 393-9922 Work No. Same

Grantee's Address:  
707 Woodsmoke Drive, Southaven, MS 38671  
Home No. 901-484-9213 Work No. None

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

  
Notary Public