

STATE MS.-DESOTO CO.
FILED

JAN '9 3 50 PM '96

ROBERT E. SMITH, ET UX, GRANTOR

TO

WARRANTY DEED

BILLY RAY WARREN, ET UX, GRANTEE

BK. 294 PG. 670
W.F. DAVIS CH. CLK.

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, ROBERT E. SMITH and Wife, PHYLLIS J. SMITH, hereby sells, conveys, and warrants unto the Grantee, BILLY RAY WARREN and Wife, WANDA MAY WARREN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 4, Bent Oaks Subdivision, Section 11, Township 2 South, Range 9 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 51, Page 26, 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 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.

EXECUTED this the 8 day of January, 1996.

Robert E. Smith
ROBERT E. SMITH

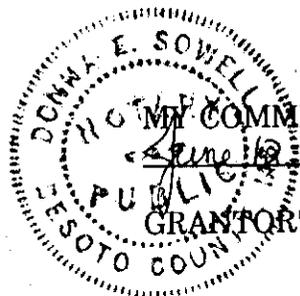
Phyllis J. Smith
PHYLLIS J. SMITH, GRANTORS

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 ROBERT E. SMITH and Wife, PHYLLIS J. SMITH, 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.

GIVEN under my hand and official seal of office this the 8 day of January, 1996.

Donna E. Sowell
NOTARY PUBLIC



MY COMMISSION EXPIRES:

June 12, 1996

GRANTOR'S ADDRESS: 4440 Poplar Corner Road, Lake Cormorant, MS 38641
Home #: (601) 781-0096 Bus #: none

GRANTEE'S ADDRESS: 5801 Natchez, Walls, MS 38680
Home #: (601) 781-1040 Bus #: none

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

jsmith to warren deed