

WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTORS hereby grant and convey to GRANTEES all right, title and interest in the real property hereinafter described.

GRANTORS hereby covenant with, and warrant to, GRANTEES that they have fee title to the property listed herein, that they have the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: Robert Hatley, Jr. and Gwendolyn D. Hatley

Gwendolyn D. Hatley joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to the property by virtue of her marriage to Robert Hatley, Jr.

GRANTEES: James F. Coburn and Vivienne W. Coburn, as tenants by the entirety with full rights of survivorship and not as tenants in common

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi County: DeSoto

Lot 1049, Section A, Southaven West Subdivision, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 43-46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Street Address:
8305 Baldwin Cove, Southaven, Mississippi 38671

EXISTING ENCUMBRANCES:

Grantees take title subject to the following encumbrances: all those of record

POSSESSION: Grantees are entitled to possession of the property as follows: Possession is to be given on or before April 29, 1996.

DATE OF EXECUTION: 26th day of April, 1996.

STATE MS. - DESOTO CO.
FILED
MAY 7 3 03 PM '96

Robert Hatley Jr.
ROBERT HATLEY, JR.

Gwendolyn D. Hatley
GWENDOLYN D. HATLEY

Initial: *RH* *GH*
BK 300 PG 225
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named ROBERT HATLEY, JR. and GWENDOLYN D. HATLEY, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 26th day of April, 1996.



SHERRI T. DAVIS, Notary Public

(SEAL)

My Commission Expires: March 18, 1996

Grantors' Address:
1924 Coral Hills
Southaven, MS 38671
Home: (601) 393-0112
Work: (901) 795-2625

Grantees' Address:
8305 Baldwin Cove
Southaven, MS 38671
Home: NONE
Work: NONE

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:
CHRISTIAN GOELDNER
ATTORNEY AT LAW
PROFESSIONAL ASSOCIATION
P. O. BOX 1468
SOUTHAVEN, MISSISSIPPI 38671-1468
(601) 342-7700

Initial RDH RH