

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of May, 1996, by and between M. David Baxter, unmarried, party of the first part, and Dan A. Murphy and wife, Judy A. Murphy, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Hernando, County of DeSoto County, State of Mississippi:

Lot 15, Gas Light Village Subdivision, in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to the party of the first part by Warranty Deed of record in Book 269, Page 763, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, EXCEPT subdivision restrictions, building lines and easements of record in Plat Book 42, Page 13 and in Plat Book 40, Page 47; Right of Ways to Mississippi Power and Light in Book 247, Page 606 in the office of the Chancery Court Clerk DeSoto County, Mississippi; any oil, gas or other mineral rights or leases outstanding; 1996 City of Hernando and DeSoto County real estate taxes; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

M. David Baxter
M. David Baxter

STATE MS. - DESOTO CO.
FILED

MAY 21 1 27 PM '96

STATE OF TENNESSEE
COUNTY OF SHELBY

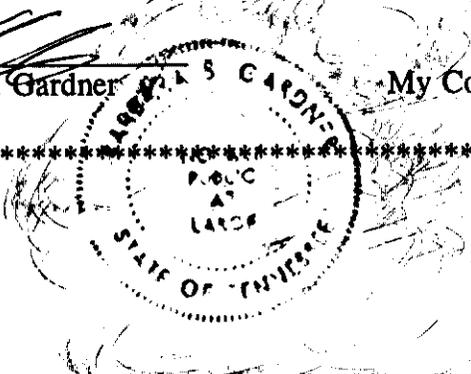
BK 301 PG 74
W.E. DAVIS CH. CLK.

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named M. David Baxter who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as his free act and deed.

Given under my hand this 20th day of May, 1996.

Barbara S. Gardner
Notary Public Barbara S. Gardner

My Commission expires: July 11, 1999



(FOR RECORDING DATA ONLY)

Property Address:
277 Gaslight Cove
Hernando MS 38632

Property Owner:
Dan A. Murphy and Judy A. Murphy
277 Gaslight Cove
Hernando MS 38632

Ward, Block & Parcel Number:
3081-1201.1-00015.00

Mail tax bills to: (Person or Agency
responsible for payment of taxes)
Dan A. Murphy and Judy A. Murphy
277 Gaslight Cove
Hernando, MS 38632

This instrument prepared by:
Barbara S. Gardner, Atty.
Harris, Shelton, Dunlap & Cobb, LLPC
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Memphis, TN 38119
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Return to:
Joseph M. Sparkman, Jr., Atty.
230 Goodman Road East
Southaven, MS 38671-0266
Telephone: (601) 349-6900

Grantor's Mailing Address:
820 W. Byhalia Road
Hernando, MS 38632
Telephone: (601) 429-2621 (H)
Telephone: (601) 429-7026 (W)

Grantee's Mailing Address:
277 Gaslight Cove
Hernando, MS 38632
Telephone: 601-429-4955 (H)
Telephone: 601-682-1516 (W)

HSD&C# 96-03-30