

STATE MS. - DESOTO CO. S96-0353

BEN W. SMITH AND WIFE GAIL M. SMITH,  
GRANTORS

MAY 24 4 42 PM '96 WARRANTY

TO

DEED

ENOS CHAMBERS D/B/A ELITE HOMES,  
GRANTEES

BK 301 PG 228  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BEN W. SMITH AND WIFE GAIL M. SMITH, do hereby sell, convey, and warrant unto ENOS CHAMBERS D/B/A ELITE HOMES, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 12, Section A, Benndale Farms, located in Section 17, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 49, Pages 49-50, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; further subject to 10 foot utility easement on front; 5 foot utility easement on north, south and east sides; Right of Way and easements to Texas Gas Transmission Corporation in Book 37, Page 488; Right of Way to Mississippi Power and Light in Book 110, Page 395, and Book 190, Page 286; all as shown on recorded plat; 50 foot building line on front and rear as shown on recorded plat; 15 foot building line on side yards as shown on recorded plat.

Subject to subdivision restrictive covenants as recorded in Book 49, Page 49-50, and Covenants in Book 37, Page 488, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 1996 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 21st day of May, 1996.

*Ben W. Smith*  
Ben W. Smith  
*Gail M. Smith*  
Gail M. Smith

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named BEN W. SMITH AND WIFE GAIL M. SMITH, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of May, 1996.

My commission expires:

*August 31, 1998*

*Carroll R. ...*  
Notary Public

Grantors Address:  
928 Goodman Road  
Southaven, MS 38671

Phone: Res. - *449-0438*  
Bus. - *349-3348*

Prepared By:

Austin Law Firm, P.A.  
230 Goodman  
Suite 510  
Southaven, Mississippi 38671  
(601) 349-2234

Grantees Address:  
*5130 Woodley Lodge M.*  
*Southaven MS 38671*  
Phone: Res. - *349-2395*  
Bus. - *349-3547*