

CHARLES R. POGUE,

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JUL 22 2 26 PM '96

GRANTOR,

TO

BK 304 PG 95
W.E. DAVIS CH. CLK.

WARRANTY DEED

JANICE MORGAN TURNER,

GRANTEE

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, I, CHARLES R. POGUE, the undersigned Grantor, do hereby sell, convey and warrant unto JANICE MORGAN TURNER, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 6, OAKWOOD ESTATES SUBDIVISION, Section "A", 1st Revision situated in the Northwest Quarter of Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 26, Page 1, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1996 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS MY SIGNATURE, this the 22 day of July, 1996.

Charles R. Pogue
CHARLES R. POGUE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 22 day of July, 1995, within my jurisdiction, the within named CHARLES R. POGUE, who acknowledged that he executed the above and foregoing Warranty Deed.

W. E. Davis
NOTARY PUBLIC
By: W. E. Davis
CHANCERY CLERK
DE SOTO COUNTY, MISSISSIPPI

My Commission Expires:

—MY COMMISSION EXPIRES
JAN. 3, 2000

Prepared by CHARLES R. POGUE

Grantor's Address: P. O. Box 296, Olive Branch, MS 38654
Home No. (901) 485-2814, Business No. (901) 579-8455

Grantee's Address: 7042 Westbranch, Olive Branch, MS 38654
Home No. (601) 895-3103; Business No. (901) 537-5128