

ROBERT D. ALLEN and LEX SEWELL

TO:

WARRANTY DEEDTERRY L. PADGETT and wife, SANDRA L. PADGETT
d/b/a Southern Charm Custom Homes

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, We, ROBERT D. ALLEN and LEX SEWELL do hereby sell convey and warrant unto Terry L. Padgett and wife, Sandra L. Padgett, /, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Lot(s) 434, Section "c", Eastover Subdivision, situated in Section 29, Township 1 South, Range 6 West, DeSoto County, Mississippi as per Plat recorded in Plat Book 12, Pages 39-40, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi and restrictive covenants and easements of record in Eastover Subdivision.

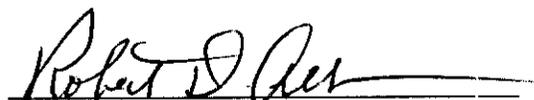
The Grantees, by acceptance of this Deed agree to become members of the Eastover Homeowner's Association, a Mississippi non-profit corporation, and be bound by the By-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any Mortgages, Deeds of Trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

It is agreed and understood that taxes are to be prorated for the year 1996 and possession is given upon delivery of this Deed.

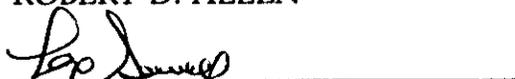
WITNESS OUR SIGNATURES, this 17th day of July, 1996.

STATE MS.-DE SOTO CO.

JUL 23 12 59 PM '96

BK 304 PG 161
W.E. DAVIS CH. CLK.


ROBERT D. ALLEN



LEX SEWELL

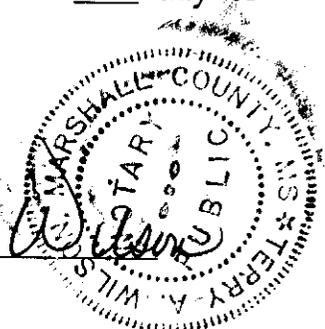
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named Robert D. Allen and Lex Sewell, who acknowledged that they signed, sealed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed.

Given under my hand and official seal of the office, this the 17th day of July, 1996.

Jerry A. Williams
NOTARY PUBLIC



MY COMMISSION EXPIRES: Oct. 1, 1998

Grantor's Address:
7306 Allison
Olive Branch, MS 38654
Phone No: 895-6333 (h)
 same (b)

Grantee's Address:
8871 Windergate
Olive Branch Ms 38654
Phone No: 895-2916 (h)
 None (b)

PREPARED BY AND RETURN TO:
WOODS AND SNYDER
P.O. BOX 456
OLIVE BRANCH, MS 38654
(601) 895-2996