

JAMES E. HAYS AND WIFE, MELANIE H. HAYS
GRANTORS

JUL 24 3 17 PM '96 WARRANTY

TO

DEED

ROBERT COLE SANFORD AND
KATHERINE SUE HILL,
GRANTEES

BK 304 PG 234
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, JAMES E. HAYS AND WIFE, MELANIE H. HAYS, do hereby sell, convey, and warrant unto ROBERT COLE SANFORD AND KATHERINE SUE HILL, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 19, First Revision, Section "C", Hawthorne Subdivision, located in Sections 12 and 13, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 29, Page 38 in the office of the Chancery Clerk 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.

Subject to subdivision restrictive covenants as recorded in Book 29, Page 18 in the office of the Chancery Clerk of DeSoto County, Mississippi. Further subject to a 20' utility easement across southeast corner as shown on recorded plat and easement to Town of Hernando in Book 56, Page 515.

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

WITNESS our signature(s), this the 22nd day of July, 1996.

[Handwritten Signature]
James E. Hays
[Handwritten Signature]
Melanie H. Hays

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 JAMES E. HAYS AND WIFE, MELANIE H. HAYS, 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 22nd day of July, 1996.

[Handwritten Signature]
Notary Public

My commission expires: August 31, 1998

Grantors Address:
4510 Conner Drive
Hernando, MS 38632

Grantees Address:
1900 Hawthorne Drive
Hernando, MS 38632

Phone: Res.- 429-7596
Bus.- 393-8069

Phone: Res.- *N/A*
Bus.- 680-8538

Prepared By:
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