

PREPARED BY AND RETURN TO:
JEFF S. MCCASKILL - ATTORNEY AT LAW
48 STATELINE RD. W.
SOUTHAVEN, MS 38671
(601) 393-8542 file 96-302

ANTHONY D. SANDERS, Individually and as Heir at Law of Everett Merle Sanders,
GRANTOR

TO: WARRANTY DEED

CAROL L. SKELTON, A Single Person,
GRANTEE

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantee, Carol L. Skelton, a single person, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 33, Section B, Allen Subdivision, in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississppi, as shown by the plat appearing of record in Plat Book 1, Page 41, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

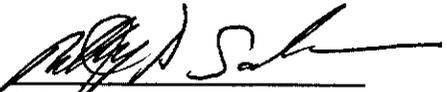
The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

By way of explanantion, Grantor hereby further covenants that Everett Merle Sanders, who took title to the above-described property by virtue of warranty deed dated May 24, 1990, recorded at Book 226, Page 226, in the DeSoto County Chancery Clerk's Office, died on September 15, 1995 in DeSoto County, Mississippi, without a will, leaving as his sole heirs at law his wife, Virgie Rose Sanders, and two children, Kimberly D. Gwynn and Anthony D. Sanders. Grantor further covenants that this property contains no part of his homestead.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount of overpayment

Possession is to be given with delivery of this Deed.

Witness my signature this the 2nd day of August, 1996.


ANTHONY D. SANDERS
GRANTOR

STATE MS.-DESOTO CO.
FILED

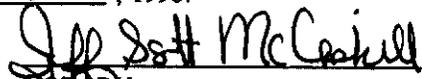
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me

BK 304 PG 565
W.E. DAVIS CH. CLK.

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Anthony D. Sanders who acknowledged that he signed and delivered the above and foregoing instrument both in his individual capacity and as heir at law of Everett Merle Sanders on the day and year therein mentioned.

Given under my hand and seal this 2nd day of August, 1996.


NOTARY

My commission Expires: 8/22/97

Grantor's Address:
103 Valley View Ct.
Herndesonville, TN 37075
(H) (615) 264-3865
(W)(615) 943-5152

Grantee's Address:
8861 Cypress Cove
Southaven, MS 38680
(H) 601-342-4414
(W) 612-726-2206

