

# WARRANTY DEED

BOOK 305 PAGE 45

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, Grantor hereby grants and conveys to Grantee all right, title and interest in the real property hereinafter described.

Grantor hereby covenants with, and warrants to, Grantee that he/she has fee title to the property listed herein, that he/she has the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

Grantee, he/she heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of Grantor, in fee simple forever.

Grantor:

MUREL R. CRABTREE, SR., a single man

Grantee:

BARBARA ANN JACKSON,

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi County: DESOTO

LOT 1396, SECTION "C" SOUTH, DESOTO VILLAGE SUBDIVISION, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 3-8, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Street Address:

3275 LAUREL DRIVE, HORN LAKE, MISSISSIPPI 38637

EXISTING ENCUMBRANCES:

Grantee take title subject to the following encumbrances: all those of record.

POSSESSION:

Grantee is entitled to possession of the property as follows:  
Possession is to be given with delivery of the deed.

DATE OF EXECUTION:

31st day of July, 1996

  
MUREL R. CRABTREE, SR.

Initial:

MC

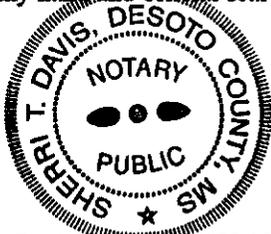
STATE MS. - DESOTO CO. *mt*

AUG 12 4 51 PM '96

BK 305 PG 45  
W.E. DAVIS CH. CLK.

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named MUREL R. CRABTREE, SR., who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 31st day of July, 1996.



(SEAL)

SHERRI T. DAVIS, Notary Public

My Commission Expires: MARCH 18, 2000

Grantors' Address:  
3003 HIGHWAY 51 NORTH LOT 64  
NESBIT, MISSISSIPPI 38651  
Home: 601-429-1913  
Work: 601-393-2400

Grantees' Address:  
3275 LAUREL DRIVE  
HORN LAKE, MISSISSIPPI 38637  
Home: 708-493-1904  
Work: NONE

PREPARED BY AND, AFTER RECORDING , RETURN TO THE OFFICE OF:  
CHRISTIAN GOELDNER  
ATTORNEY AT LAW  
PROFESSIONAL ASSOCIATION  
P. O. BOX 1468  
SOUTHAVEN, MISSISSIPPI 38671-1468  
(601) 342-7700

Initial: