

AUG 29 11 23 AM '96

WARRANTY DEED

BK 305 PG 654  
W.E. DAVIS CH. CLK.

*mc vs*

This deed of conveyance this day made by the undersigned, ANNA BELLE BRADLEY, hereinafter referred to as the GRANTOR, and BRAXTON C. CRAFT and wife, BETTY J. CRAFT, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 235, Section B, Buena Vista Lakes Subdivision, in Section 13, Township 4 South, Range 8 West, as per plat thereof of record in Plat Book 5, at Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies,

conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show and to those certain covenants, restrictions and limitations as set forth in deed of record in Deed Book 79, Page 328, of the Land Records of DeSoto County, Mississippi, in the office of the Chancery Clerk of said county and state and to the restrictive covenants, building restrictions and easements shown of record for said subdivision as recorded in Plat Book 5, Pages 10-11 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1996 shall be paid by the GRANTOR and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

The GRANTOR warrants that she has paid all maintenance fees for the year 1996 to the Buena Vista Lakes Maintenance Association.

The GRANTOR does hereby covenant and warrant that she is a non-resident of the State of Mississippi and that the foregoing real property is no part or portion of her homestead and no other person is required to join with her in the execution of this deed.

Witness the signature of the GRANTOR on this the 29 day of August, 1996.

  
ANNA BELLE BRADLEY

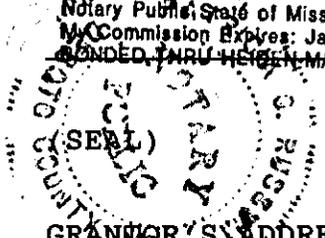
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 29<sup>th</sup> day of August, 1996, within my jurisdiction, the within named Anna Belle Bradley, who acknowledged that she executed the above and foregoing instrument.

Patricia G. Bussan  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Mississippi At Large  
My Commission Expires: January 16, 1999  
FONDED, FARRU HEIGEN, MARCHETTI, INC.



GRANTOR'S ADDRESS:

305 Malvern  
Memphis, TN 38104  
Home Tel. No.: 901-722-5145  
Work Tel. No.: 901-726-9916

GRANTEES' ADDRESS:

818 Thunderbird Drive N.  
Hernando, MS 38632  
Home Tel. No.: 601-429-2155  
Work Tel. No.: none

Prepared by:

Law Offices of A. Cinclair May  
2565 Caffey Street, Suite 100  
Hernando, MS 38632  
601-429-5038

Indexing Instructions: Record in Lot 235, Sec. B, Buena Vista Lakes  
Subdivision.

9649.1242