

AUG 30 8 41 AM '96 ^{ug}

WARRANTY DEED

BK 305 PG 676
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, JOE L. DENNIS and wife, GLENDA M. DENNIS, hereinafter referred to as the GRANTORS, and JAMES F. ARTRIP and wife, RUTH L. ARTRIP, 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 GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, and the execution and delivery by the GRANTEES to the GRANTORS of a purchase money promissory note in the sum of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00) and a purchase money deed of trust securing the same, the GRANTORS do 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 238 in Section B, Delta Ridge Subdivision as shown on plat appearing of record in Plat Book 9, Pages 33-40, in the Chancery Court Clerk's office of Desoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 5, Township 3 South, Range 9 West, together with all improvements located thereon including, but not limited to, a 1974 San Juan Mobile Home, 12' by 70' and bearing Serial No. D57327053242.

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 the restrictive covenants, limitations and building restrictions of record for said subdivision as the same appear in Plat Book 9, Pages 33-40 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1996 shall be prorated as of the date of this deed 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, subject, however, to an existing, non-recorded, month to month lease of said real property and by acceptance and recording of this deed the GRANTEES accept said property subject to said lease. The GRANTORS do hereby and by these presents assign and set over to the GRANTEES all their right, title and interest in and to said lease and the lease proceeds received therefrom from and after the date of this deed.

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

Joe L. Dennis
JOE L. DENNIS
Glenda M. Dennis
GLENDA M. DENNIS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 29th day of August, 1996, within my jurisdiction, the within named Joe L. Dennis and Glenda M. Dennis, who acknowledged that they executed the above and foregoing instrument.

Patricia G. Russum
NOTARY PUBLIC

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: January 16, 1999
~~BONDED THRU HEIDEN MARCHETTI, INC.~~



GRANTORS' ADDRESS:

~~100 North Star Drive~~ 2266. Nantua
Hernando, MS 38632
Home Tel. No.: 601-429-9926
Work Tel. No.: 601-429-7946

GRANTEES' ADDRESS:

11121 Pecan Ridge
Hernando, MS 38632
Home Tel. No.: 601-429-5388
Work Tel. No.: 601-357-1111

Prepared by:

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

Indexing Instructions: Index in Lot 238, Section B, Delta Ridge
Subdivision.

No title certificate requested or rendered by preparer of deed.

9649.1231