

STATEMENTS - DESOTO CO. FILED *mc*

SEP 30 3 41 PM '96

BK 307 PG 67
W.F. DAVIS CH. CLK.

Prepared By and
Return To: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

SHAUN P. HICKS, ET UX, (Grantors (TO (PAMELA S. EMERSON, (Grantee (

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, SHAUN P. HICKS and wife, TERESA B. HICKS, do hereby grant, bargain, sell, convey, and warrant to PAMELA S. EMERSON that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 23, GASLIGHT VILLAGE SUBDIVISION, First Revision of Parkway Village Townhomes, located in Section 12, Township 3 South, Range 8 West, as recorded on Plat in Plat Book 42, Page 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject 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 subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 42, Page 13, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1996, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1996.

Taxes for the year 1996 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Grantors shall be liable to Grantee for any unpaid portion of said pro-rata taxes which may be determined upon publication of the actual taxes for said year. Taxes for all subsequent years are to be the responsibility of Grantee, her heirs and/or assigns.

Possession of the above described property shall be delivered to Grantee on or before December 15, 1996.

Witness our signatures, this the 30th day of September, 1996.

Shaun P. Hicks

SHAUN P. HICKS
Teresa B. Hicks

TERESA B. HICKS

Mr. and Mrs. S. P. Hicks
221 Gaslight Cove
Hernando, MS. 38632
Home: (601) 429-8774
Work: (601) 429-9886

Ms. Pamela S. Emerson
3139 Moriah Trails, Apt. 203
Memphis, TN. 38115
Home: (901) 363-8395
Work: (901) 521-2245

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named SHAUN P. HICKS and wife, TERESA B. HICKS, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 30th day of September, 1996.

William F. Hagan

NOTARY PUBLIC



MY COMMISSION EXPIRES:
September 23, 2000