

# WARRANTY DEED

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

GRANTORS hereby covenant with, and warrant to, GRANTEES that they have fee title to the property listed herein, that they have 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.

GRANTEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: Joyce W. Allen and Jere Lee Allen

Jere Lee Allen joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to the property by virtue of his marriage to Joyce W. Allen

GRANTEES: Daniel Bruce Adams and Kathy Marie Adams, as tenants by the entirety with full rights of survivorship and not as tenants in common

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

STATE MS.-DESOTO CO.  
FILED

OCT 2 10 14 AM '96

LEGAL DESCRIPTION:

State: Mississippi County: DeSoto

BK 307 PG 196  
W.E. DAVIS CH. CLK.

Lot 1, Section "A", College Grove Subdivision, as per plat thereof recorded in Plat Book 14, Pages 26-29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Section 11, Township 2 South,  
Range 6 West

Street Address:  
4475 Dupree Road, Olive Branch, Mississippi 38654

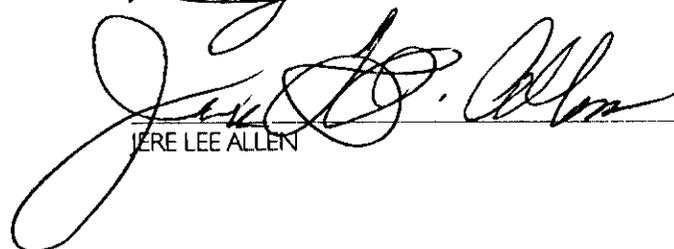
EXISTING ENCUMBRANCES:

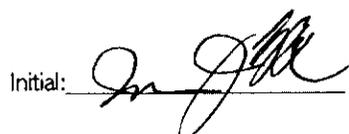
Grantees take title subject to the following encumbrances: all those of record

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

DATE OF EXECUTION: 26<sup>th</sup> day of August 1996.

  
JOYCE W. ALLEN

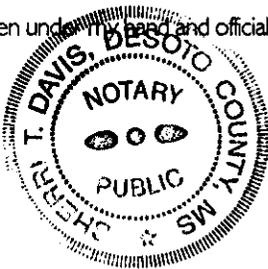
  
JERE LEE ALLEN

Initial: 

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JOYCE W. ALLEN and JERE LEE ALLEN, 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 26<sup>th</sup> day of August, 1996.



*Sherrri T. Davis*

SHERRI T. DAVIS, Notary Public

(SEAL)

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 18, 2000  
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires: \_\_\_\_\_

Grantors' Address:  
5239 Magnolia Lane  
Memphis, TN 38125  
Home: (901) 759-1601  
Work: (601) 893-7653

Grantees' Address:  
4475 Dupree Road  
Olive Branch, MS 38654  
Home: (901) 757-2743  
Work: (901) 767-9330

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: *JWA*