

This Instrument Prepared By:

LAW OFFICES OF NAT HUGHES III, ATTORNEY
813 Ridge Lake Boulevard - Suite 445
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BOOK 307 PAGE 221

STATE MS. - DESOTO CO. FILED

OCT 2 2 26 PM '96

WARRANTY DEED

DeSoto County, Mississippi

BK 307 PG 221
W.E. DAVIS CH. CLK.

THIS INDENTURE made this 16th. day of September, 1996,

by and between JEFFREY L. COX and wife, ROBIN S. COX (herein "Grantor"),

and JEFFREY L. COX, married, and father, LUCK L. COX, married, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein "Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto said Grantee the following described real estate, situated and being in the County of DeSoto, City of Olive Branch, and the State of Mississippi, to wit:

LOT 98, Section H, HUNTERS RUN SUBDIVISION, in Sections 20 and 21, Township 1 South, Range 6 West, as shown on a plat of record at Plat Book 33, Pages 3 & 4, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description thereof; Being all or a part of the same property conveyed by the deed of record at Deed Book No. 249, Page 782, in the Chancery Clerk's Office of DeSoto County, Mississippi.

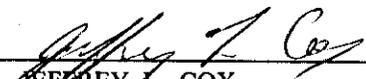
THIS CONVEYANCE is made subject to any applicable restrictions, covenants, agreements and easements of record in said Chancery Clerk's Office, and *subject to the following:* Subdivision restrictions, building lines and easements of record in Plat Book 33, Pages 3 & 4, in said Clerk's office, and rights of way and easements for public roads and public utilities.

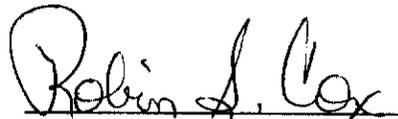
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their (his) (her) heirs, successors and assigns *in fee simple forever.*

THE SAID GRANTOR does hereby covenant with the Grantee that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except as set forth hereinabove, and except for any taxes for the current year which are not yet due and payable, and for subsequent years, which the Grantee hereby assumes and agrees to pay, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS THE SIGNATURE(S) of the said Grantor herein the day and year first hereinabove set forth.


JEFFREY L. COX


ROBIN S. COX

STATE OF TENNESSEE, COUNTY OF SHELBY

ON THIS 16th. day of September, 1996, before me, a Notary Public of and for the state and county aforesaid, duly commissioned and qualified, personally appeared JEFFREY L. & ROBIN S. COX to me known to be the person(s) (or, proved to me on the basis of satisfactory evidence to be said person(s)) described in and who executed the foregoing instrument, and acknowledged that they (he) (she) executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial seal.



MY COMMISSION EXPIRES: September 15, 1998.

[Handwritten Signature]

NAT HUGHES III - NOTARY PUBLIC

STATE OF _____, COUNTY OF _____

ON THIS _____ day of _____, 1996, before me, a Notary Public of and for the state and county aforesaid, duly commissioned and qualified, personally appeared _____ to me known to be the person(s) (or, proved to me on the basis of satisfactory evidence to be said person(s)) described in and who executed the foregoing instrument, and acknowledged that they (he) (she) executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial seal.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

[Space Below This Line For Statistical & Recording Data Only]

TAX PARCEL NO.:
District 20-1-6, Map 164, Parcel 1064.2002.0-00098.00

T.G. NUMBER:
FAT 377-96

PROPERTY ADDRESS:
7875 HUNTERS BEND COVE
OLIVE BRANCH, MS 38654

GRANTEE'S NAME & MAILING ADDRESS:
JEFFREY L. COX & LUCK L. COX
7875 HUNTERS BEND COVE
OLIVE BRANCH, MS 38654
HOME #: 901-795-9548 WORK #: 901-795-9548

GRANTOR'S NAME & MAILING ADDRESS:
JEFFREY L. & ROBIN S. COX
7875 HUNTERS BEND COVE
OLIVE BRANCH, MS 38654
HOME #: 901-795-9548 WORK #: 901-795-9548

MAIL TAX BILLS TO:
BOATMEN'S NATIONAL MORTGAGE, INC.
4041 KNIGHT ARNOLD ROAD
MEMPHIS, TN 38118

AFTER RECORDING. RETURN TO:
PREPARER