STATE MS.-DESOTO CO.
FILED
FEB 3 9 10 AM '97
BK 312 PG 41
W.E. DAVIS CH. CLK.

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
601-349-6900

Winifred W. Daniels f/k/a Winifred W. Mann and husband, Roger D. Daniels

GRANTORS

to:

WARRANTY DEED

Timothy L. Austin and wife, Kristie L. Austin,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, Winifred W. Daniels f/k/a Winifred W. Mann and husband, Roger D. Daniels do hereby sell, convey and warrant unto Timothy L. Austin and wife, Kristie L. Austin as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

> Lot 1124, Section F, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Pages 46-49, in the office of the Chancery Clerk if DeSoto County, Mississippi.

By way of explantion, Grantor's lawful spouse, Roger D. Daniels, joins in this instrument to convey any and all right, title and interest which he may have in the subject property.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record including, but not limited to, Plat Book 9, Pages 46-49, which is of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 1997 are to be paid by Grantees and possession is to be given on February 3, 1997.

WITNESS the signature of the Grantors, this the 31st day of January, 1997.

Winifred W. Daniels f/k/a Winifred W. Mann

Winifred W. Daniels f/k/a
Winifred W. Mann

Roger D. Daniels

Roger D. Daniels

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Winifred W. Daniels f/k/a Winifred W. Mann and husband Roger D. Daniels, who acknowledge that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 31st of January, 1997.

Janet R. O'Daniel
Notary Public

My commission expires:
April 27, 1999

Grantor's Address: 6440 Yorkshire Horn Lake MS 38637
Grantor's Telephone Number: Home- 601 393-4375 Work- 901 448-6414
Grantee's Address: 8573 Lakeshore Southaven MS 38671
Grantee's Telephone Number: Home- 601 393-5677 Work- 901 541-9306