

STATE MS.-DESOTO CO.
FILED

FEB 10 10 46 AM '97

BK 312 pg 290
WARRANTY DEED

CHERYL BREWER STARR and JAMES W. BEVELS

TO:

HARTSELL WALLACE and wife, JEANETTE WALLACE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **CHERYL BREWER STARR and JAMES W. BEVELS**, do hereby sell, convey and warrant unto, **HARTSELL WALLACE and wife, JEANETTE WALLACE**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Lot 164, Phase I, Section E-1, The Plantation Subdivision, situated in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per Plat recorded in Plat Book 43, Page 49, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and restrictive covenants and easements of record in Phase I, Section E-1, The Plantation Subdivision.

The Grantees, by acceptance of this Deed agree to become members of the Plantation Homeowner's Association, a Mississippi non-profit corporation, and be bound by the by-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any mortgages, deeds of trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

It is agreed and understood that taxes for the year 1997 have been prorated as of the date of this instrument and Grantees herein shall assume said taxes when and as due and possession is given upon delivery of this Deed.

Grantors, Cheryl Brewer Starr and James W. Bevels, hereby recite that Jean L. Bevels Tisdale, died on the 5th day of October, 1996, in DeSoto County, Mississippi.

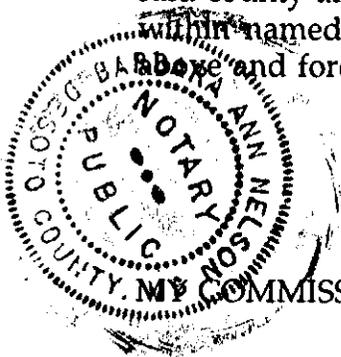
WITNESS OUR SIGNATURES, this the 7th day of February, 1997.

Cheryl Brewer Starr
CHERYL BREWER STARR
James W. Bevels
JAMES W. BEVELS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of February, 1997, within my jurisdiction, the within named CHERYL BREWER STARR, who acknowledged that she executed the above and foregoing Warranty Deed for the purposes therein mentioned.

Barbara Ann Nelson
NOTARY PUBLIC



COMMISSION EXPIRES: May 22, 1998

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and State, on this 7th day of February, 1997, within my jurisdiction, the within named JAMES W. BEVELS, who acknowledged that he executed the above and foregoing Warranty Deed for the purposes therein mentioned.

Barbara Ann Nelson
NOTARY PUBLIC



COMMISSION EXPIRES: May 22, 1998

Grantor's Address:
Cheryl Brewer Starr
4534 Byhalia Rd.
Hernando, MS 38632
Home Phone No: 449-0578
Work Phone No: 342-0967

Grantee's Address:
Hartsell Wallace
8261 Waverly Cove
Olive Branch, MS 38654
Home Phone No: 893-6784
Work Phone No: N/A

James W. Bevels
9609 Plantation Dr.
Olive Branch, MS 38654
Home Phone No: 895-6788
Work Phone No: 901 388-8283

Prepared and return to: Gary P. Snyder, Woods and Snyder, L.L.C.
P.O. Box 456, Olive Branch, MS 38654
601-895-2996