

Fred A. Brooks  
GRANTOR

BOOK 312 PAGE 458

WARRANTY

TO

DEED

Rodney M. Martin, an unmarried person  
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Fred A. Brooks, do hereby sell, convey, and warrant unto Rodney M. Martin, an unmarried person the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 16, Foxwood Plantation Subdivision, in Section 4, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 30, Page 12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1997 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

STATE MS. - DESOTO CO. *62*

WITNESS OUR SIGNATURE, this the 12th day of February, 1997.

FEB 18 1 20 PM '97 *z*

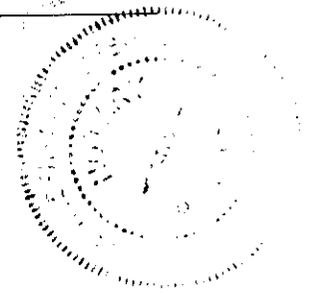
*Fred A. Brooks*  
Fred A. Brooks

BK 312 PG 458  
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 12th day of February, 1997, within my jurisdiction, the within named Fred A. Brooks, who acknowledged that he executed the above foregoing instrument.

*[Signature]*  
Notary Public



My Commission Expires:

June 18, 2000

GRANTOR'S ADDRESS:  
2575 Foxwood Circle South  
Hernando, MS 38632  
Work Phone #: 532-3506  
Home Phone #: 429-7345

GRANTEE'S ADDRESS:  
40 W. Foxwood Circle  
Hernando, MS 38632  
Work Phone #: 365-8053  
Home Phone #: 429-4856

THIS INSTRUMENT PREPARED BY:  
Eric Sappenfield  
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Southaven, Mississippi 38671  
601/342-2170

FILE NUMBER: 5414R19