

APR 29 4 26 PM '97

WARRANTY DEED

BK 315 PG 528
W.E. DAVIS CH. CLK.

This deed of conveyance this day made by the undersigned, T.

R. REYNOLDS AND FRANK REYNOLDS, hereinafter referred to as the GRANTORS, and FRANKLIN L. WILLS and wife, GENETA T. WILLS, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Beginning 116.20 feet East of the intersection of the North right of way of East Northern Street (40 feet wide) and the East right of way of Northview Street (40 feet wide) said point being a part of Town Lot 405 as shown by the Town map of the Town of Hernando in Section 13, Township 3 South, Range 8 West; thence North 3 degrees 22' West 154.0 feet to a point in an old hedge row; thence North 87 degrees 45' east 80.0 feet to a point; thence South 3 degrees 22' East 154.0 feet to a point in the North right of way of East Northern Street; thence 80.0 feet West along said right of way to the point of beginning containing 0.28 acres, more or less.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in Hernando, DeSoto

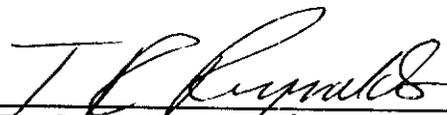
County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

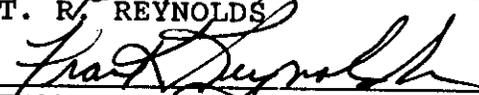
Taxes and assessments against said property for the year 1997 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

The GRANTORS do hereby warrant and represent that the aforescribed real property is no part or portion of their homestead and accordingly, no other persons are required to join with them in the execution of this deed for the purpose of conveying homestead rights or any other rights in said real property.

Witness the signature of the GRANTORS on this the 29th day of April, 1997.



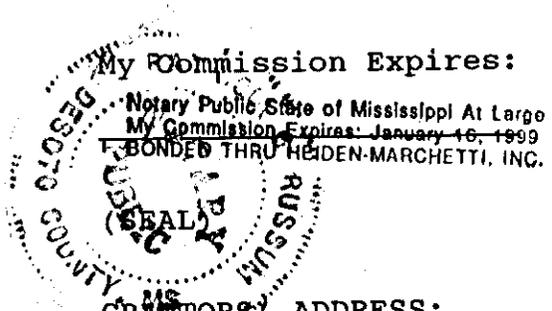
T. R. REYNOLDS


FRANK REYNOLDS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 29TH day of April, 1997, within my jurisdiction, the within named T. R. Reynolds and Frank Reynolds, who acknowledged that they executed the above and foregoing instrument.

Patricia J. Russum
NOTARY PUBLIC



My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: January 10, 1999
BONDED THRU HEIDEN-MARCHETTI, INC.

GRANTORS' ADDRESS:

T. R. Reynolds
1670 Thousand Oaks Drive
Hernando, MS 38632
Home Tel. No.: 601-429-4893
Work Tel. No.: 601-429-5011

Frank Reynolds
2165 Paris Cove
Hernando, MS 38632
Home Tel. No.: 601-429-5832
Work Tel. No.: 601-429-5832

GRANTEES' ADDRESS:

445 Oakhurst Drive
Hernando, MS 38632
Home Tel. No.: 601-429-6742
Work Tel. No.: 601-429-6311

Prepared by:
Law Offices of A. Cinclair May
2565 Caffey Street, Suite 100
Hernando, MS 38632
601-429-5038

Indexing Instructions: Record in Lot 405, City of Hernando.