

STATE MS.-DESOTO CO.  
FILED

MAY 5 1 49 PM '97

NANCY C. EASON BERNHARDT, ET VIR,

GRANTORS

TO

WARRANTY DEED BK 315 PG 725  
W.E. DAVIS CH. CLK.

ALVAN SCRIBNER,

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, We, NANCY C. EASON BERNHARDT AND HUSBAND, WILLIAM G. BERNHARDT, do hereby sell, convey and warrant unto ALVAN SCRIBNER, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 402, Section D, BUENA VISTA LAKES SUBDIVISION, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, recorded in Plat Book 5, Pages 40-41, reference to which is hereby made in aid of and as a part of this description. Said lot is situated in Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi.

Further consideration for the hereinabove described property is the assumption by the Grantee of that certain deed of trust given by Everett Eugene Eason, Sr. and wife, Nancy C. Eason, to Deposit Guaranty Mortgage Company, dated October 21st, 1985, and which is recorded in Deed of Trust Book 351, Page 74, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an approximate current balance of \$46,029.30.

The Grantors hereby set over and assign unto Grantee, without charge, all funds held in escrow in connection with the above referenced loan.

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

By way of explanation, Nancy C. Eason Bernhardt is the survivor of Everett Eugene Eason, Sr., who died on or about August 18, 1991.

By way of further explanation, William G. Bernhardt, present husband of Nancy C. Eason Bernhardt, joins in this deed for the purpose of conveying any and all homestead rights which he may have in the above described property.

Possession shall be given on or before May 1, 1997

Taxes for the year 1997 are to be paid by the Grantee.

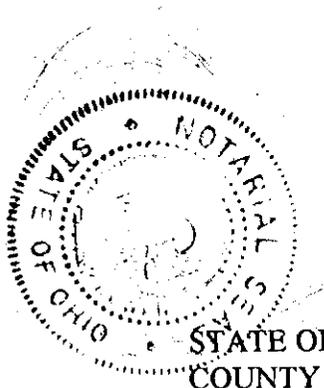
WITNESS our signatures this the 17th day of April, 1997.

*Nancy C. Eason Bernhardt*  
NANCY C. EASON BERNHARDT

*William G. Bernhardt*  
WILLIAM G. BERNHARDT 4-17-97

*notary for W.G. Bernhardt*

*notary Diana Adams*



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named NANCY C. EASON BERNHARDT who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the

purposes therein expressed.

~~17th~~ 25th GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the day of April, 1997.

Diana Adamczyk Euse B. Amos  
Notary Public

My Commission Expires:  
DIANA L. ADAMCZYK  
Notary Public, State of Ohio  
My Commission Expires 6-2-98

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2000  
BONDED THRU STEGALL NOTARY SERVICE



STATE OF Ohio  
COUNTY OF Wood

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named WILLIAM G. BERNHARDT who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of April, 1997.

Diana Adamczyk  
Notary Public

My Commission Expires:  
DIANA L. ADAMCZYK  
Notary Public, State of Ohio  
My Commission Expires 6-2-98



Address of Grantors: 1536 New England Rd, Trenton, GA  
Residence Phone: ~~(601) 429-1648~~ 762-657-4542 3075  
Business Phone: None

Address of Grantee: 1018 Thunderbird Dr., N., Hernando, MS 38632  
Residence Phone: 941-752-0350  
Business Phone: 941-975-9882

Prepared by: James W. Amos, Attorney at Law, MSB #1559  
2430 Caffey St., Hernando, MS 38632  
Phone: 601-429-7873