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BK 320 PG 430
W.F. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

LEONCE P. DURAND, III, ET UX,	(
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Grantors	(
	(
TO	(WARRANTY DEED
	(
LENT I. RICE, II, ET UX,	(
	(
Grantees	(
	(

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **LEONCE P. DURAND, III**, and wife, **CAROLINE KOWZAN DURAND**, do hereby grant, bargain, sell, convey and warrant to **LENT I. RICE, II**, and wife, **GLEND H. RICE**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 108, The Fairways, Section 6, Township 3 South, Range 7 West, as per plat thereof of record in Plat Book 39, Pages 41-43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found of plat of said subdivision of record in Plat Book 39, Pages 41-43, and as found of record in Deed Book 243, Page 26, both of the records of DeSoto County, Mississippi; and subject to taxes for the year 1997, which taxes are not yet due or payable but which constitute a lien which relates back to January 1, 1997.

Taxes for the year 1997 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable to Grantees for any unpaid pro-rata portion of said taxes which may be determined upon publication of said taxes. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

Witness our signatures, this the 15th day of August, 1997.


LEONCE P. DURAND, III


CAROLINE KOWZAN DURAND

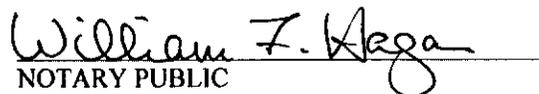
Mr. and Mrs. Leonce P. Durand, III
952 Hickory Ridge Dr.
Hernando, MS. 38632
Home: (601) 429-7843
Work: (601) 429-4009

Mr. and Mrs. Lent I. Rice, II
746 Fairway Trail
Hernando, MS 38632
Home: (601) 872-3038
Work: (601) 234-1713

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **LEONCE P. DURAND, III**, and wife, **CAROLINE KOWZAN DURAND**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 15th day of August, 1997.


NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000.

