

STATE MS. - DESOTO CO.
FILED

SEP 3 3 24 PM '97

BK 321 PG 338
W.E. DAVIS CH. CLK.

Prepared by and Return to:
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
601-895-4844

JAMES M. DUNCAN, ET AL,

**GRANTORS,
TO**

WARRANTY DEED

JIMMY F. EDWARDS, JR., ET UX,

GRANTEES

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, **JAMES M. DUNCAN and CANDISE J. MORGAN**, do hereby sell, convey and warrant unto **JIMMY F. EDWARDS, JR. and wife, CONNIE P. EDWARDS**, 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 31, CYPRESS CREEK PLANTATION SUBDIVISION, situated in Section 15, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 50, at Pages 25, 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, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1997 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES, this the **28th day of August, 1997**.



JAMES M. DUNCAN



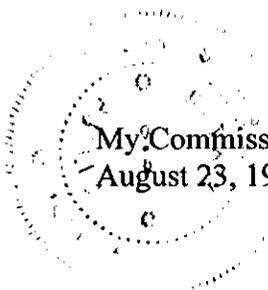
CANDISE J. MORGAN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this **29th day of August, 1997**, within my jurisdiction, the within named **JAMES M. DUNCAN and CANDISE J. MORGAN**, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC



My Commission Expires:
August 23, 1999

Grantors' Address: 9490 QUAIL RD, Olive Branch, MS 38654
Home No. (601) 895-3204; Business No. (601) 895-7339

Grantees' Address: 3989 Cypress Plantation Drive, Olive Branch, MS 38654
Home No. (601) N/A; Business No. (601) 895-4844