

OCT 20 2 24 PM '97

Prepared By:
Brian L. Davis
919 Ferncliff Cove
Southaven, MS 38671
601-393-8542
File No. 97-505

BK 323 PG 522
W.E. DAVIS CH. CLK.

NW 1/4 of SW 1/4

KIM F. ASHBY AND WIFE, ALYCIA E. ASHBY
GRANTORS,

TO: WARRANTY DEED

STEVE CANIZARO AND WIFE, KATHY CANIZARO
GRANTEES.

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, KIM F. ASHBY AND WIFE, ALYCIA E. ASHBY the undersigned Grantors do hereby sell, convey, and warrant unto the above Grantees, STEVE CANIZARO AND WIFE, KATHY CANIZARO, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

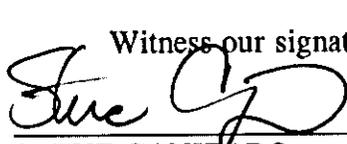
Beginning at a point in the west line of U.S. Highway No. 51 and at the southeast Corner of the Richard Wright 1 acre tract a distance of 840.44 feet southwardly as measured along the west line of U.S. Highway No. 51 from its point of intersection with the south line of Tissington Drive, said beginning point being the northeast corner of the F.R. Wright 1 acre tract; thence south 18 degrees 12 minutes east along the west line of U.S. Highway 51 a distance of 210.12 feet to the southeast corner of the F.R. Wright 1 acre tract; thence south 80 degrees 27 minutes west along the south line of the F.R. Wright 1 acres tract a distance of 212.14 feet to the southwest corner thereof; thence north 17 degrees 59 minutes west along the west line of the F.R. Wright 1 acre tract a distance of 208.7 feet to the southwest corner of the Richard Wright 1 acre tract; thence north 80 degrees 06 minutes along the south line of the Richard Wright 1 acre tract a distance of 211.14 feet to the point of beginning, in Section 2, Township 2 South, Range 8 West.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by Kim F. Ashby and wife, Alycia E. Ashby, in favor of H.A. Ashby, Jr. and wife, Lynn F. Ashby dated January 27, 1988, and recorded in Real Estate Trust Deed Book 427, Page 280, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$61,192.00 and Grantees take subject to said loan.

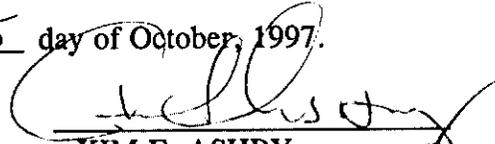
The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be prorated.

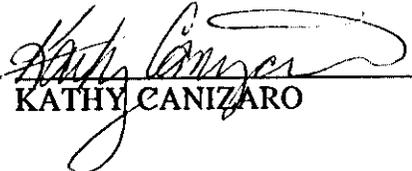
Witness our signatures this the 15 day of October, 1997.



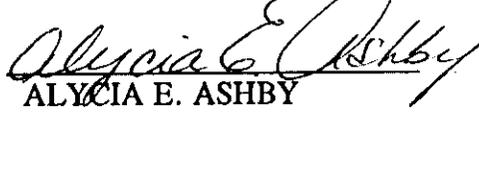
STEVE CANIZARO



KIM F. ASHBY



KATHY CANIZARO



ALYCIA E. ASHBY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named STEVE CANIZARO AND WIFE, KATHY CANIZARO who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 15th day of October, 1997.

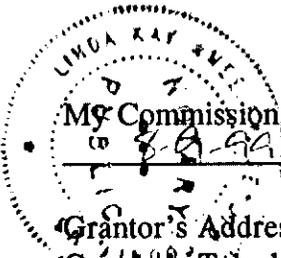


Linda Kay Wheeler
NOTARY

My Commission Expires: 8-29-99
STATE OF MISSISSIPPI
COUNTY OF DESOTO

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Given under my hand and seal this 15th day of October, 1997.



Linda Kay Wheeler
NOTARY

My Commission Expires: 8-29-99

Grantor's Address: 6935 Hughey Meadows, Walls, Ms. 38680
Grantor's Telephone Nos: Home: 393-4511 Work: 393-0579
Grantee's Address: 5441 Hwy 51 N., Horn Lake, MS 38637
Grantee's Telephone Nos: Home: 342-4830 Work: 726-0810