

Nov 12 10 43 AM '97

BK 324 PG 622
W.E. DAVIS CH. CLK.

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

JAMES KOCHER, ET UX,

Grantors

TO

JACK MYRICK, ET UX,

Grantees

WARRANTY DEED

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, JAMES KOCHER and wife, KATY KOCHER, do hereby grant, bargain, sell, convey and warrant to JACK MYRICK and wife, LINDA MYRICK, 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 DeSoto County, Mississippi, and being more particularly described as follows:

Lots 16 and 17, PRYNE SUBDIVISION, in Section 28, Township 1 South, Range 7 West, DeSoto DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Page 31, 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 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 5, Page 31, 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 thereof. Taxes for all subsequent years shall be the responsibility of Grantees, their heirs and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

As part of the consideration herein, Grantees shall execute a Purchase Money Deed of Trust in favor of Grantors herein, which shall be a Wrap-Around of that certain Deed of Trust of record in Deed of Trust Book 772, Page 644, of the records of DeSoto County, Mississippi, as assigned.

Witness our signatures, this the 10 day of November, 1997.

James Kocher

JAMES KOCHER
Katy Kocher

KATY KOCHER

Mr. and Mrs. James Kocher
3923 Apple Tree Drive
Valrico, FL 33594
Home: (813) 653-1209
Work: (813) 230-5245

Mr. and Mrs. Jack Myrick
2215 Barrett Road
Southaven, MS 38671
Home: (601) 893-4489
Work: (601) 895-4875

STATE OF FLORIDA
COUNTY OF Hillsborough

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES KOCHER and wife, KATY KOCHER, 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 10 day of November, 1997.

Traci Stone

NOTARY PUBLIC

MY COMMISSION EXPIRES:
01-10-00

