

JAN 23 9 59 AM '98

File Number: 98-032
 Prepared By & Return To:
 Bridgforth & Buntin
 P. O. Box 241
 Southaven, MS 38671
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BK 327 PG 679
 W.E. DAVIS CH. CLK.

BILLY J. MOFFITT, ET UX
 GRANTORS

TO

WARRANTY
 DEED

SHANE HORNE, 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, BILLY J. MOFFITT and wife, JOANN MOFFITT, do hereby sell, convey and warrant unto SHANE HORNE and wife, AMY HORNE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 69, Section A, Southaven Subdivision, situated in Section 14, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 4 and 5, in the office of the Chancery Clerk of DeSoto County, Mississippi

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated June 30, 1988, executed by Billy J. Moffitt and wife, JoAnn Moffitt in favor of First Tennessee Bank National Association, recorded in Book 516, Page 487, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of \$21,911.75, and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors set over and assign unto Grantees without charge all escrow funds now held by FT Mortgage Companies in connection with loan made by same on the above described property.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1998 are to be assumed and possession is to be given with delivery of Deed.

WITNESS our signatures, this the 20th day of January, 1998.


 BILLY J. MOFFITT

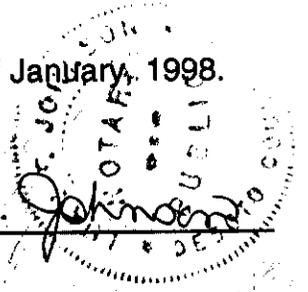

 JOANN MOFFITT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named BILLY J. MOFFITT and wife, JOANN MOFFITT, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and official seal of office this 20th day of January, 1998.

Luane J. Johnson
Notary Public



My Commission Expires:
11-27-99

GRANTORS' ADDRESS:

420A - CR808
Ripley, MS 38663
Home: 601-837-1520
Work: N/A

GRANTEES' ADDRESS:

1541 Vicksburg Drive
Southaven, MS 38671
Home: 342-1982
Work: 429-4542