

STATE MS. - DESOTO CO.

LOYAL LAVERNE BARNES, JR.

GRANTOR(S)

TRUDY ANN (CAVE) (MILLER) BARNES

MAY 7 9 13 AM '98

TO

SPECIAL WARRANTY DEED

TRUDY ANN (CAVE) (MILLER) BARNES

BK 333 PG 70
W.E. DAVIS CH. CLK.

GRANTEE(S)

For and in consideration of the sum of \$10.00 cash in hand paid, receipt and sufficiency of all of which is hereby acknowledged pursuant to an agreement for the settlement of property rights entered in cause number 98-3-286 in the Chancery Court of DeSoto County, Mississippi, styled "Loyal Laverne Barnes, Jr. v. Trudy Ann (Cave) (Miller) Barnes", the assumption by the Grantee of that certain Deed of Trust from Loyal L. Barnes, Jr. et ux to National Mortgage Company recorded in Deed of Trust Book 479, Page 279, in the office of the Chancery Court Clerk of DeSoto County, Mississippi and a second Deed of Trust from Loyal L. Barnes, Jr. et ux to Commercial Credit Corporation recorded in Deed of Trust Book 885 Page 58 in the office of the Chancery Court Clerk of DeSoto County, Mississippi; we, Loyal Laverne Barnes, Jr. and wife, Trudy Ann (Cave) (Miller) Barnes, Grantors do hereby sell, convey, and specially warrant unto Trudy Ann (Cave) (Miller) Barnes, Grantor, the land and improvements being situated in the City of Horn Lake, County of DeSoto, State of Mississippi, described as follows to-wit:

Lot 1230, section C south, DeSoto Village Subdivision, in section 33 township 1 south, range 8 west, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, pages 2-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantors herein by Warranty Deed of Record as shown by Book 217, Page 58, in the Chancery Clerk's office DeSoto County, Mississippi.

Grantor(s) hereby sets over and assigns without charge or fee, unto Grantee(s) any and all escrow funds held by National Mortgage Co., and/or its assigns, in connection with the above-described property.

Grantee shall pay unto Grantor, Loyal Laverne Barnes, Jr., SS# 408-04-1194, DOB: 7/10/57, upon the sale or transfer of the hereinabove described real property the sum of Four Thousand Dollars (\$4,000.00) pursuant to the Separation Agreement and Judgment of Divorce rendered on April 13, 1998, in the above styled and numbered cause.

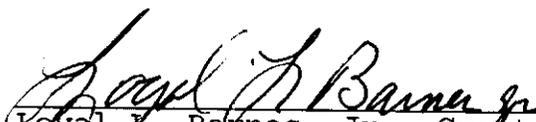
The warranty in this deed is made subject to subdivision and zoning regulations in effect by the City of Horn Lake County Planning and Zoning Commission and to rights-of-way and easements for public roads and public utilities.

Possession will be given with delivery of this deed.

This conveyance is subject to any and all recorded building restrictions, right of way, easements, mineral reservations and mineral conveyances applicable to the above described real property.

Possession will be given upon delivery, and taxes for the year 1997 are to be assumed by the Grantor.

Witness our signature's, this the 27th day of April, 1998.


Loyal L. Barnes, Jr., Grantor

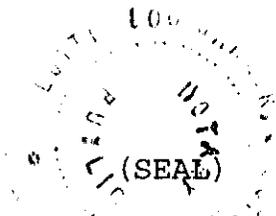

Trudy A. Barnes, Grantor

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 27th day of April, 1998, within my jurisdiction, the within named Loyal L. Barnes, Jr. and Trudy A. Barnes, who acknowledged that they executed the above and foregoing instrument.

Lottie Lou Garner
Notary Public



My Commission Expires:

My Commission Expires August 28, 1998.

Address of Grantors: Loyal L. Barnes, Jr. and Trudy A. Barnes
3460 Cherry Cove W.
Horn Lake, MS 38637
601-393-6113 (H)
901-237-4888 (W)

Address of Grantee: Trudy A. Barnes
3460 Cherry Cove W.
Horn Lake, MS 38637
601-393-6113 (H)
N/A

Deed prepared by:
Mr. H.R. Garner, Esq.
P.O. Box 443/283 Loshier St.
Hernando, MS 38632-0443
601-429-4411

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY DEED

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner
Attorney at Law
P.O. Box 443/283 Losher Street
Hernando, MS 38632
601-429-4411

INDEXING INSTRUCTIONS:

Please index in Lot 1230, Section C South, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(X) H. R. Garner
Attorney at Law
P.O. Box 443/283 Losher Street
Hernando, MS 38632