

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
601 349-6900

BK0339PG0187

WARRANTY DEED

Paul Friedman and wife, Connie Friedman
GRANTORS

to:

Benjamin L. Cozart and wife, Janice D. Cozart
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Paul Friedman and wife, Connie Friedman do hereby sell, convey, and warrant unto Benjamin L. Cozart and wife, Janice D. Cozart, 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, being more particular described as follows, to wit:

Lot 1104 and 1105, Section F, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Pages 46-49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Grantor's lawful spouse, Connie Friedman, joins in this instrument to convey any and all right, title and interest which she may have in the subject property.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, Plat Book 9, Pages 46-49.

Taxes for the year 1998 are to be paid by Grantees and possession is to be given with receipt of Deed.

WITNESS the signatures of the Grantors, this the 28th day of August 1998.



Paul Friedman


Connie Friedman

STATE MS.-DESOTO CO.
FILED

10
SEP 3 3 20 PM '98

BK 339 PG 187
W.E. DAVIS CH. CLK.

BK0339PG0188

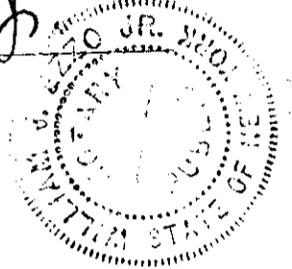
STATE OF
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Paul Friedman and wife, Connie Friedman, who acknowledge that they executed and delivered the above 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 the 28th day of August, 1998.

William J. Ezzo Jr.

Notary Public
WILLIAM J. EZZO JR.
Notary Public, State of New York
No. 01EZ5068014
Qualified in New York County, 1998
Commission Expires October 28, 1998



My Commission Expires:

10/28/98

GRANTOR'S ADDRESS:

500 7th Ave
NEW YORK, NY 10018

Work Phone #: 212 354-8550
Home Phone #: 212-354-8550

GRANTEE'S ADDRESS:

496 Lakeshore Drive
Southaven, Mississippi 38671
Work Phone #: 601 895-4760
Home Phone #: 901 362-6741