

BK0339PG0216

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Fred Brooks, Grantor, and John S. Cain and Patricia J. Cain, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of Mississippi, and more particularly described as follows, to-wit:

Lot 7, Edgewood Estates Planned Unit Development, in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 59, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

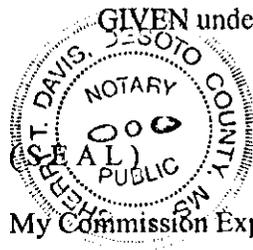
IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 31st day of August, 1998.

Fred A Brooks
Fred Brooks AKA Fred A Brooks

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Fred Brooks, who acknowledged that he/she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 31st day of August, 1998.



Robert Davis
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
13, 2000
STATE OF MISSISSIPPI

ADDRESS OF GRANTOR:
2575 Foxwood Circle South
Hernando, Mississippi 38632
Home: 429-7345
Work: 429-7345

ADDRESS OF GRANTEES:
1999 Edgewood Blvd
Hernando, Mississippi 38632
Home: 901-360-9762
Work: 901-346-5260

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 998-561