

BK 0339 PG 0393  
STATE MS. DESOTO CO.  
FILED

SEP 10 9 12 AM '98

WARRANTY DEED

BK 339 PG 393  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **FLORA MILLWOOD HUNSUCKER a/k/a FLORA E. MILLWOOD** and husband, **JERROL HUNSUCKER**, do hereby sell, convey and warrant unto **GROVER BRODNAX** and wife, **RUTH BRODNAX**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in the City of Olive Branch, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 142, The Plantation Subdivision, Section D, Phase I, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 42, Page 1, in the office of the Chancery Clerk of DeSoto County, Mississippi.

There are expressly excepted from the warranty of this deed: the 1998 tax assessments and liens which attached by operation of law on January 1, 1998, but which taxes are not due and payable until on or after January 1, 1999; any encroachments or matters which an accurate and current survey of said real property might disclose; all public utility and drainage district easements and road right-of-ways lying on, over or across said property; and, all zoning and subdivision regulations of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to said Grantees or their assigns any deficit on an actual proration.

WITNESS OUR SIGNATURES, this the 9<sup>th</sup> day of September, 1998.

*Flora Millwood Hunsucker*  
FLORA MILLWOOD HUNSUCKER a/k/a  
FLORA E. MILLWOOD

*Jerrol Hunsucker*  
JERROL HUNSUCKER

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, FLORA MILLWOOD HUNSUCKER a/k/a FLORA E. MILLWOOD and husband, JERROL HUNSUCKER, who did acknowledge to me 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.

GIVEN UNDER MY HAND and official seal of office on this the 9<sup>th</sup> day of September, 1998.



*James R. Johnson, III*  
TITLE: NOTARY PUBLIC

My commission expires: 7/5/2000

ADDRESS OF GRANTOR:

9061 Plantation Drive  
Olive Branch, MS 38654  
601-895-5409 (Home)  
601-895-5409 (Business)

ADDRESS OF GRANTEE:

104 Silver Hills  
Senatobia, MS 38668  
601-562-6278 (Home)  
601-562-6278 (Business)

INDEXING INSTRUCTIONS:

Lot 142 of The Plantation Sub., Section D, Phase 1, S22,  
T1S, R6W, DeSoto Co., MS

THIS DEED PREPARED BY:

James R. Johnson, III  
309 W. Main Street  
Senatobia, MS 38668  
601-562-5234