

STATE MS. - DESOTO CO. FILED

Nov 17 1 18 PM '98

BK 343 PG 46 W.E. DAVIS CH. CLK.

Prepared by and Return to: William F. Hagan Post Office Box 679 Hernando, MS. 38632 (601) 429-9048

MARK BAKER, ET UX, Grantors TO DWAYNE T. O'CULL, ET UX, Grantees WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, MARK BAKER and wife, PAIGE S. BAKER, do hereby grant, bargain, sell, convey, and warrant to DWAYNE T. O'CULL and wife, JEANNINE R. O'CULL, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 6, Summers' Place Subdivision, located in Section 12, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 44, Page 21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 44, Page 21, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1998 are being pro-rated on an estimated basis as a part of this closing. Grantors shall be liable and responsible to Grantees for any shortage in such pro-rated amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and/or assigns, shall be liable for the taxes for the year 1999 and all subsequent years.

Possession of said real property shall be given to Grantees on or before seven (7) days from the date of this instrument.

Witness our signatures, this the 16th day of November, 1998.

[Signature of Mark Baker]

MARK BAKER

[Signature of Paige S. Baker]

PAIGE S. BAKER

Mr. and Mrs. Mark Baker 5484 Kayla Dr. Southaven, MS 38671 Home: (601) 893-3976 Work: (901) 388-9473

Mr. and Mrs. Dwayne T. O'Cull 4224 Summers Place Olive Branch, MS 38654 Home: (810) 231-6561 ~~(601) 342-3115~~ Work: (601) 342-3115

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named MARK BAKER and wife, PAIGE S. BAKER, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 16th day of November, 1998.

[Signature of William F. Hagan] NOTARY PUBLIC

MY COMMISSION EXPIRES: September 23, 2000

