

WARRANTY DEED

THIS INDENTURE, is made and entered as of the 16th day of November, 1998 by and between Tammy K. Hudson and Thomas S. Phillips, parties of the first part, and Ricki A. Burns and Cathy D. Burns, parties of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

1.5 acres being part of Lot 1, Hudsons Centerhill Road Subdivision in the northeast quarter of Section 32, Township 1 South, Range 5 West as recorded in Desoto County Chancery Court Clerk's Office, Plat Book 20, Page 35, and being more particularly described as follows:

Beginning at a pipe in the west line of Centerhill Road at the northeast corner of Lot 2 of Hudsons Centerhill Road Subdivision; thence South 85 degrees, 35 minutes, 44.8 seconds West along the north line of Lot 2 and the projection thereof, 498.04 feet to a point; thence North 4 degrees 0 minutes West, 131.20 feet to a point in the north line of Lot 1; thence North 85 degrees, 35 minutes, 44.8 seconds East along the north line of Lot 1, 498.03 feet to a pipe in the west line of Centerhill Road; thence South 4 degrees, 0 minutes, 10.6 seconds East along the west line of Centerhill Road 131.20 feet to the point of beginning.

Being the same property conveyed by Warranty Deed dated March 25, 1992, of record in the Desoto County Chancery Court Clerk's Office at Book 244, Page 214.

Parties of the first part received their equitable interest in the above described property by Deed of record under Book 244, Page 214, Register's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, as joint tenants with the right of survivorship, not as tenants in common, and unto their assigns, or the heirs and assigns of the survivor, in fee simple forever.

The said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforescribed real estate, that they have a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed the day and year first above written.

STATE MS. - DESOTO CO.
FILED

Nov 30 1 10 PM '98

BK 343 PG 591
W.E. DAVIS CH. CLK.

Tammy K. Hudson
Tammy K. Hudson
Thomas S. Phillips
Thomas S. Phillips

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **Tammy K. Hudson and Thomas S. Phillips**, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of November, 1998.



Phillip D. Waddell
Notary Public

My commission expires: ~~My Commission Expires~~
July 20, 1999

Property Address: 6795 Center Hill Road, Olive Branch, MS 38654

Tax Parcel ID No. 1059-3201.0-00001.00

Mail Tax Bills:
Bartlett Mortgage, Inc.
2860 Stage Village Cove
Bartlett, Tennessee 38134

Property Owner:
Ricki A. Burns and Cathy D. Burns

6795 Center Hill Road
Olive Branch, MS 38654

Instrument prepared by & return to: WILLIAM T. MAXWELL, JR.
Attorney at Law
1789 Kirby Parkway, Suite 2
Memphis, Tennessee 38138
(901) 753-6030

(H) 601-895-9573
(W) 901 358 5000

Buyer Address & Phone:
Ricki A. Burns and Cathy D. Burns

6795 Center Hill Road
Olive Branch MS 38654
(H) - 601-895-9573
(W) 901 358 5000

Seller Address & Phone:

Tammy K. Hudson
Thomas S. Phillips
7525 Woodland
Olive Branch, MS 38654
H: 601-895-4067
W: 601-349-2415

RETURN TO:

Phillip D Waddell, Atty
1789 Kirby Pky Ste 2
Memphis, TN 38138