

Dec 16 10 43 AM '98

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

BK 344 PG 494
W.F. DAVIS CH. CLK.

BETTY JO BANDEL,	(
	(
Grantor	(
	(
TO	(WARRANTY DEED
	(
RICHARD H. BOYDSTUN, JR.,	(
	(
Grantee	(
	(

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, I, **BETTY JO BANDEL, an unmarried person**, do hereby grant, bargain, sell, convey, and warrant to **RICHARD H. BOYDSTUN, JR.**, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 58, Acree Place Subdivision, as per plat thereof recorded in the official map of the Town of Hernando recorded in Plat Book 8, Pages 35-36, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Sections 18 and 19, Township 3, Range 7.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, 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 8, Pages 35-36, 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. Grantor shall be liable and responsible to Grantee for any shortage in such pro-rated amount which may be determined upon publication of said taxes. Grantee, his 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 Grantee on or before 24 hours from delivery of this Deed.

Witness my signature, this the 15th day of December, 1998.

Betty Jo Bandel
BETTY JO BANDEL

Ms. Betty Jo Bandel
2105 Hermitage Park Dr.
Hermitage, TN 37076
Home: (615) 883-2142
Work: (615) 882-7369

Mr. Richard H. Boydston, Jr.
235 E. Oak Grove Road
Hernando, MS 38654
Home: (601) 429-2481
Work: (800) 366-5836

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 **BETTY JO BANDEL**, who acknowledged that she signed and delivered the above and foregoing **WARRANTY DEED** as her 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 15th day of December, 1998.

William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000

