

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
601 349-6900

BK0347PG0236

STATE MS.-DESOTO  
FILED

WARRANTY DEED

FEB 5 9 55 AM '99

*DM*

BK347 PG 236  
W.E. DAVIS CH. CLK

Billy Floyd Maxwell and wife, Linda F. Maxwell  
GRANTORS

to:

Vincent J. Pippin and wife, Rachel Pippin  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Billy Floyd Maxwell and wife, Linda F. Maxwell do hereby sell, convey, and warrant unto Vincent J. Pippin and wife, Rachel Pippin, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Lot 1420, Section D, Revised, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 25-26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, Plat Book 3, Pages 25-26.

Taxes for the year 1999 are to be paid by Grantee and possession is to be given with receipt of Deed.

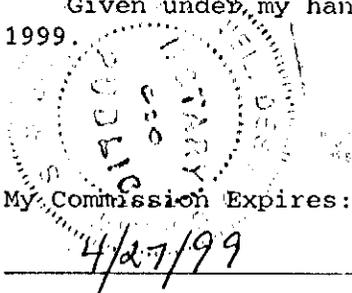
WITNESS the signatures of the Grantors, this the 3rd day of February 1999.

*Billy Floyd Maxwell*  
\_\_\_\_\_  
Billy Floyd Maxwell  
*Linda F. Maxwell*  
\_\_\_\_\_  
Linda F. Maxwell

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Billy Floyd Maxwell and wife, Linda F. Maxwell, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 3rd day of February, 1999.

  
My Commission Expires:  
4/27/99

*Janet R. O'Daniel*  
\_\_\_\_\_  
Notary Public  
Janet R. O'Daniel

GRANTOR'S ADDRESS:  
4015 Ridgewood Dr.  
Olive Branch  
Work Phone #: 349-0039  
Home Phone #: 805-6600

GRANTEE'S ADDRESS:  
2217 Ashland  
Southaven, Mississippi 38671  
Work Phone #: 901-348-6563  
Home Phone #: 601-280-3119