

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between DONALD ALLEN SOWELL and REGINA ANN SOWELL, husband and wife, Grantors, and RUSSELL W. COTTAM, a single man, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 773, SECTION "B" NORTH 1/2, DESOTO VILLAGE SUBDIVISION, IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 12-15, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

c:\property\wd

STATE MS. - DESOTO CO.
FILED

084 MAR 15 4 24 PM '99

BK 348 PG 694
W.E. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 26th day of February, 1999.

Donald A. Sowell
DONALD ALLEN SOWELL

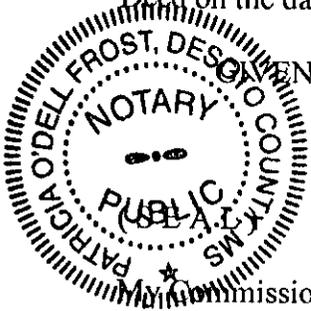
Regina Ann Sowell
REGINA ANN SOWELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DONALD ALLEN SOWELL and REGINA ANN SOWELL, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

WITNESSED under my hand and official seal on this the 26th day of February, 1999.

Patricia O'Dell Frost
NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 18, 2003
BONDED THRU STEGALL NOTARY SERVICE

ADDRESS OF GRANTORS:
98 CAMILLE ROAD
COLDWATER MS 38618
Home: 601-622-7394
Work: 601-349-2001

ADDRESS OF GRANTEE:
6605 MAYFAIR COVE
HORN LAKE, MISSISSIPPI 38637
Home: None
Work: None

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 899180