

STATE MS.-DESOTO CO.
FILED

MAY 27 3 12 PM '99

BK 353 PG 46
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned CHARLES EDWARD PERKINS AND WIFE, TAMMY CAROL PERKINS, hereinafter referred to as the GRANTORS, and NEIL W. GUSTAFSON AND D. KEITH GUSTAFSON, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, CHARLES EDWARD PERKINS AND WIFE, TAMMY CAROL PERKINS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto NEIL W. GUSTAFSON AND D. KEITH GUSTAFSON, the GRANTEES, as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 16, Section "B", WINDSOR CREEK SUBDIVISION, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 45, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Horn Lake, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and further subject to the restrictive covenants, building restrictions, and easements of record as found with the recorded plat of said subdivision in Plat Book 42, Page 45

Taxes and assessments against said property for the year 1999 shall be prorated as of the date of this deed and taxes and assessments for the year 2000 shall be the sole responsibility of the GRANTEES, and all

subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 25th day of May, 1999.

Charles Edward Perkins
CHARLES EDWARD PERKINS

Tammy Carol Perkins
TAMMY CAROL PERKINS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 25th day of May, 1999, within my jurisdiction, the within named CHARLES EDWARD PERKINS AND WIFE, TAMMY CAROL PERKINS, who acknowledged that they executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

GRANTORS' ADDRESS:
7110 Redfern Drive
Horn Lake, MS 38637
RES. TEL.: (601) 342-3913
BUS. TEL.: N/A

GRANTEES' ADDRESS:
8895 Hwy. 51 North
Southaven, MS 38671
RES. TEL.: N/A
BUS. TEL.: (601) 393-8888

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