

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between ARNOLD MALONE, AND SHARON H. MALONE, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to ARNOLD MALONE, Grantors, and SUSAN J. VARNES, a single woman, 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 grant, bargain, sell, 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 34, Pecan Grove Subdivision, located in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 28, Pages 23 & 24, in the Chancery Court Clerk's office 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.

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STATE MS. - DESOTO CO.
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W.E. DAVIS CH. CLK.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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 15th day of July, 1999.

Arnold Malone

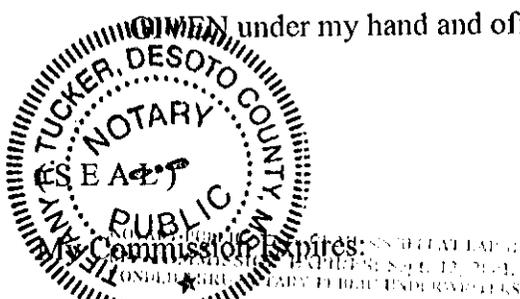
ARNOLD MALONE

Sharon Malone

SHARON MALONE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

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



Jerry R. Tucker

NOTARY PUBLIC

ADDRESS OF GRANTORS:
*385 Nail Rd E Apt A-3
Southaven, ms 38671
Home: 662/349-0523
Work: 901-344-1351 Arnold*

ADDRESS OF GRANTEE:
1965 PECAN LANE
SOUTHAVEN, MISSISSIPPI 38671
Home: 662/357-0719
Work: 662/357-6511

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

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