

STATE MS - OF SOTO CO.
MAR 6 1 59 PM '01

WARRANTY DEED

BK 388 156
V. R.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **ALAN PRICE**, do hereby sell, convey and warrant unto **WILLIAM A. McGEE and wife, ROBIN M. McGEE**, as tenants by the entirety with full rights of survivorship and not as tenants-in-common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 48, Section B, Cross Creek Subdivision, in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 63, Pages 1-2, in the office of the Chancery Clerk of DeSoto County, Mississippi.

There are expressly excepted from the warranty of this deed: the 2001 tax assessments and liens which attached by operation of law on January 1, 2001, but which taxes are not due and payable until on or after January 1, 2002; any encroachments or matters which an accurate and current survey of said real property might disclose; all public utility and drainage district easements and road right-of-ways lying on, over or across said property; and, all zoning and subdivision regulations of DeSoto County, Mississippi; also subject to protective covenants of Cross Creek Subdivision on record in the office of the Chancery Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or their assigns any deficit on an actual proration.

WITNESS MY SIGNATURE, this the 6th day of March, 2001.


ALAN PRICE

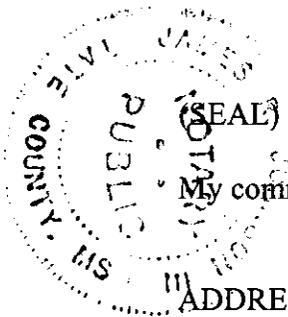
STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, **ALAN PRICE**, who did acknowledge to me that he signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office on this the 6th day of March, 2001.


TITLE: NOTARY PUBLIC



My commission expires: 7/5/04

ADDRESS OF GRANTOR:

119 Plum Point
Senatobia, MS 38668
662/562-7585 - Home
662/560-8856 - Business

ADDRESS OF GRANTEE:

8770 Green Duck
Hernando, MS 38632
662/429-3951 - Home
901/797-0379 - Business

INDEXING INSTRUCTIONS:

Lot 48, Section B, Cross Creek Sub., S12, T3S, R8W,
DeSoto County, Mississippi.

THIS DEED PREPARED BY:

James R. Johnson, III
309 W. Main Street
Senatobia, MS 38668
662-562-5234