

-WARRANTY DEED-

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, MICHAEL DAWSON and wife, DONNA DAWSON of Rt. 3, Box 67, Canton, MS 39046, # 859-7631 do hereby sell, convey and warrant unto W. R. BURRIS and wife, LORENE R. BURRIS as joint tenants with full rights of survivorship, and not as tenants in common, of 209 Creekline Dr., Madison, MS 39110, # 982-3839, the land and property situated in the County of Madison, State of Mississippi, described as follows, to-wit:

Lot 132, STONEGATE SUBDIVISION, PART IV, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Book B at page 58, reference to which map or plat is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

GRANTEE'S assume and agree to pay that certain Deed of Trust executed by Michael W. Dawson and wife, Donna Dawson to Lumbermen's Investment Corporation dated 12/19/84 recorded in Book 549 at Page 725 securing \$64,000.00. Said Deed of trust assigned to Mississippi Housing Finance Corporation in Book 552 at Page 428.

GRANTORS do hereby assign, set over and deliver unto the Grantees any and all escrow funds held by beneficiary under said Deed of Trust.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 22nd day of March, 1988.

Michael Dawson
MICHAEL DAWSON

Donna Dawson
DONNA DAWSON

BOOK 23S PAGE 407

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Michael Dawson and Donna Dawson, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

Witness my signature and official seal of office this the 22nd day of March, 1988.

Oletha Bellard
NOTARY PUBLIC

My Comm. Expires: *9-9-89*

STATE OF MISSISSIPPI, County of Madison:
Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
in my office on the 24 day of *March*, 19*88*, at *9:00* clock *A.M.*, and
was duly recorded on the *24* day of *MAR 24 1988*, 19*88*, Book No *238*, on Page *406* in
my office.
Witness my hand and seal of office, this the *24* day of *MAR 24 1988*, 19*88*.
BILLY V. COOPER, Clerk
M. Wright, D.C.