

WARRANTY DEED

KENNETH W. WELLS and wife, SANDRA L. WELLS
Grantors

To

PATRICK L. DUFFY
Grantee

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, KENNETH W. WELLS and wife, SANDRA L. WELLS, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantee, PATRICK L. DUFFY, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 56, Section D, Deerfield Subdivision, in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 40, Page 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee, herein by acceptance of this conveyance, assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1994.

WITNESS the signatures of the Grantors this the 1st day of March, 1994.

Kenneth W. Wells
KENNETH W. WELLS
Sandra L. Wells
SANDRA L. WELLS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named KENNETH W. WELLS and SANDRA L. WELLS, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 1st day of March, 1994.

My Commission expires:
November 27, 1995

Arthur E. Huggins
Notary Public

Grantor's Address:
3850 Ravenoak Drive, #242, Memphis, TN 38115
Home No. 393-6308 Work No. 360-6913
Grantee's Address:
6341 Nell Wood Drive, Olive Branch, MS 38654
Home No. 342-6247 Work No. 781-2996

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616

STATE MS.-DESOTO CO.
FILED
MAR 2 10 05 AM '94
J.K.
J.K.

BK 267 PG 735
WE DESOTO CLK.
By: P. Atkinson, Jr.