

# WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTORS hereby grant and convey to GRANTEE all right, title and interest in the real property hereinafter described.

GRANTORS hereby covenant with, and warrant to, GRANTEE that they have fee title to the property listed herein, that they have the right to sell and convey said property, that the property is unencumbered except as listed below and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEE, his heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: James Norman Laursen, Jr. and Melanie H. Laursen

Melanie H. Laursen joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to the property by virtue of her marriage to James Norman Laursen, Jr.

GRANTEES: Sidney Woods

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi County: DeSoto

Lot 2912, Section "N", Southaven West Subdivision, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 8-9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Street Address:  
7487 Rockingham, Southaven, Mississippi 38671

EXISTING ENCUMBRANCES:

Grantee takes title subject to the following encumbrances: all those of record. Grantee specifically assumes liability for the indebtedness to The Peoples Bank & Trust Company in the original amount of forty five thousand forty nine dollars (\$45,049.00) and secured by a First Deed of Trust dated June 24, 1988, filed on June 28, 1988 and recorded in Book 441, Page 516.

POSSESSION: Grantee is entitled to possession of the property as follows: Possession is to be given with delivery of the deed.

DATE OF EXECUTION: 5<sup>th</sup> day of October 1994.

1000  
1000

Oct 17 11 49 AM '94

JAMES NORMAN LAURSEN, JR.

MELANIE H. LAURSEN

Initial: J M H L.

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Key: G. Stanley

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JAMES NORMAN LAURSEN, JR. and MELANIE H. LAURSEN, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 5<sup>th</sup> day of October, 1994.



*Sherrri T. Davis*  
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SHERRI T. DAVIS, Notary Public

My Commission Expires: March 18, 1996

Grantors' Address:  
2620 Brachton Cove East  
Horn Lake, MS 38637  
Home: (601) 342-1765  
Work: (601) 342-5477

Grantees' Address:  
7487 Rockingham  
Southaven MS 38671  
Home: (601) 393-7953  
Work: (601) 393-7953

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:  
CHRISTIAN GOELDNER  
ATTORNEY AT LAW  
PROFESSIONAL ASSOCIATION  
P. O. BOX 1468  
SOUTHAVEN, MISSISSIPPI 38671-1468  
(601) 342-7700

Initial: *JML*