

JOHN T. GANNON, JR. AND JEANNINE G. GANNON, GRANTORS

Warranty Deed

TO: VICKI R. TYLER, GRANTEE

FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00), the receipt of all of which is hereby acknowledged, WE, John T. Gannon, Jr., and Jeannine G. Gannon do hereby SELL, CONVEY AND WARRANT unto Vicki R. Tyler the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements (as is) and appurtenances thereon more particularly described as follows to-wit:

Lot 70 of Woodland Lake Subdivision as shown on plat appearing of record in Plat Book 1, Page 15A, 15B, and 15C, in the land records of DeSoto County, Mississippi, in the Office of the Chancery Clerk of said county, to which recorded plat reference is made for a more particular description, said property being in Section 18, Township 3, Range 9, DeSoto County, Mississippi.

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the dam site.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public utilities and public roads and further subject to all applicable building restrictions and restrictive covenants and easements of record.

Taxes for the year 1995 are to be paid by the Grantee and possession is to be given with this deed.

Witness the signature of the Grantors on this 22nd day of February 1995.

STATE OF TENNESSEE DE SOTO CO.
MAY 4 10 57 AM '95
APR 14 9 38 AM '95
BK 285 PG 24
W.E. DAVIS CH. CLK. BK PG
W.E. DAVIS CH. CLK.

John T. Gannon, Jr.
Jeannine G. Gannon

STATE OF TENNESSEE ]
COUNTY OF SHELBY ]

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, the within named John T. Gannon, Jr. and Jeannine G. Gannon who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 22nd day of February 1995.

NOTARY PUBLIC
My Commission expires 6/3/96

Property Address: Lot 70, Woodland Lake Subdivision
DeSoto County, Mississippi
Grantees' Address: 4197 Evening Star Cove, Memphis, TN 38125
Telephone (901) 753-6456 and (901) 224-9607
Grantors' Address: 1979 Kirby Parkway, Memphis, TN 38119
Telephone (901) 754-0508 and (901) 754-0519
Prepared by: Vicki R. Tyler (Miss. Bar 36743)
4197 Evening Star Cove
Memphis, TN 38125-3100
901-224-9607

