

# WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned CHRIS WARD AND WIFE, BEVERLY WARD, hereinafter referred to as the GRANTORS, and JEREMEY D. BEARDEN AND DIANE E. FAUSSONE, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, CHRIS WARD AND WIFE, BEVERLY WARD, the GRANTORS does hereby and by these presents sell, convey, and warrant unto JEREMEY D. BEARDEN AND DIANE E. FAUSSONE, the GRANTEES, as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 5, IVY MANOR SUBDIVISION, located in Section 23, Township 3, Range 8, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57 at Page 34 and at Plat Book 61, Page 16, all in the office of the Chancery Court Clerk of DeSoto County, Mississippi and reference to said plats is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and further subject to the restrictive covenants, building restrictions and easements of record as found with the recorded plat of said subdivision at Plat Book 57, Page 34 and Plat Book 61, Page 16 and to those restrictive covenants found at Deed Book 319, Page 501 and those restrictive covenants contained in that certain Warranty Deed found at Deed Book 307, Page 655, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1999 shall be prorated as of the date of this deed and taxes and assessments for the year 2000 shall be the sole responsibility of the GRANTEES and/or their successors in interest, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

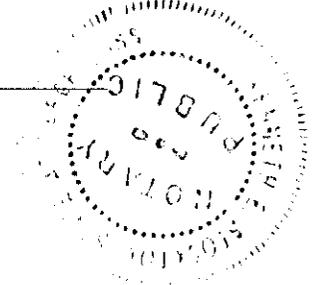
WITNESS the signature of the GRANTORS on this the 9th day of April, 1999.

*Chris Ward*  
CHRIS WARD  
*Beverly Ward*  
BEVERLY WARD

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of April, 1999, within my jurisdiction, the within named CHRIS WARD AND WIFE, BEVERLY WARD, who acknowledged that they executed the above and foregoing instrument.

*K.E. Stockton*  
NOTARY PUBLIC



My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

GRANTORS' ADDRESS:  
940 Byhalia Road  
Hernando, MS 38632  
RES. TEL.: (601) 429-2877  
BUS. TEL.: N/A

GRANTEES' ADDRESS:  
1492 Ivy Manor Drive  
Hernando, MS 38632  
RES. TEL.: N/A  
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
601-429-3469