

# WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Roy Eugene Cook and Lillian Diane Cook , husband and wife, Grantors, and Troy J. Irby , a married man, Grantee,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 2297, Section F, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 31, Page 1, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE MS.-DESOTO CO.  
FILED

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W.E. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 21st day of July, 1999.

*Roy Eugene Cook*  
\_\_\_\_\_  
Roy Eugene Cook

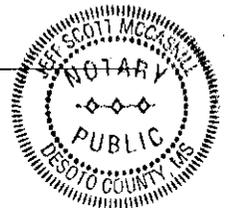
*Lillian Diane Cook*  
\_\_\_\_\_  
Lillian Diane Cook

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Roy Eugene Cook and Lillian Diane Cook, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 21st day of July, 1999.

*Jeff Scott McCaskill*  
\_\_\_\_\_  
NOTARY PUBLIC



(SEAL)

My Commission Expires: 8/22/2001

MY COMMISSION EXPIRES:  
AUGUST 22, 2001

ADDRESS OF GRANTORS:  
1863 SHADOW RIDGE DRIVE  
HORN LAKE, MS 38637  
Home: N/A  
Work: (866) 295-8777

ADDRESS OF GRANTEE:  
6310 Collinwood  
Horn Lake, Mississippi 38637  
Home: N/A  
Work: N/A

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664

FILE# 899547/JSM