

# WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between CHARLES A. THOMAS, AND ALAUNDA M. THOMAS, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to CHARLES A. THOMAS, Grantors, and RANDY G. TURNER and LESLIE M. TURNER, husband and wife, Grantees,

## W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, 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 246, SECTION "C", DESOTO WOODS SUBDIVISION, IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 15, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantees, their 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.

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W.E. DAVIS CH. CLK.

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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 Grantor on this the 27th day of July, 1999.

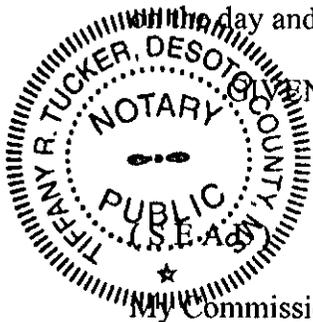
*Charles A. Thomas*  
CHARLES A. THOMAS

*Alaunda M. Thomas*  
ALAUNDA M. THOMAS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, CHARLES A. THOMAS and ALAUNDA M. THOMAS, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed with the day and year therein mentioned.

WITNESSED under my hand and official seal on this the 27th day of July, 1999.



*Tiffany R. Tucker*  
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTOR:  
352 CROFT ROAD  
BYHALIA, MISSISSIPPI 38611  
Home: 601/895-2103  
Work: 901-198-9111

ADDRESS OF GRANTEEES:  
5852 WESTMINISTER LANE  
HORN LAKE, MISSISSIPPI 38637  
Home: 662-449-3032  
Work: 662-429-8292

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

FILE# 899592/STD