

MISSISSIPPI  
WARRANTY DEED

STATE MS.-DESOTO CO.  
FILED

OCT 28 12 57 PM '99

THIS INSTRUMENT WAS PREPARED BY  
JUAN D. HARRIS, ATTORNEY  
Griffin, Clift, Everton and Thornton, PLLC  
6489 Quail Hollow, Suite 100  
Memphis, Tennessee 38120  
(901) 752-1133

BK 361 PG 792  
W.F. DUNBAR CLERK

THIS INDENTURE, made and entered into as of the 25th day of October, 1999 by and between

HARVEY CARR D/B/A HARVEY CARR BUILDER, joined by HIS WIFE, CYNTHIA DAVIS CARR

hereinafter referred to as party of the first part, and

SHANE E. HESTER and CYNTHIA F. HESTER, as tenants by the entireties with full rights of survivorship and not as tenants in common hereinafter referred to as party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, warrant and confirm unto the said party of the second part the following described real estate, situated and being in the County of DESOTO, State of Mississippi:

LOT 25, DOGWOOD MANOR SUBDIVISION, SECTION "A" IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 51, PAGE 5, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

CYNTHIA DAVIS CARR, WIFE OF HARVEY CARR, PARTY OF THE FIRST PART, JOINS IN THE EXECUTION OF THIS WARRANTY DEED FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS WHICH SHE MAY HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO THE SAID HARVEY CARR, BUT DOES NOT JOIN IN THE COVENANTS AND WARRANTIES CONTAINED HEREIN.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO GRANTORS IN WARRANTY DEED OF RECORD IN BOOK 344, PAGE 462, IN SAID CHANCERY CLERK'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 51, PAGE 51; EASEMENTS TO TOWN OF OLIVE BRANCH IN BOOK 41, PAGE 523 AND COVENANTS OF RECORD IN BOOK 297, PAGE 130, ALL IN SAID CHANCERY CLERK'S OFFICE.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except:

1999, City of OLIVE BRANCH, County of DESOTO Realty taxes, not yet due and payable, all of which the parties of the second part herein assume and agree to pay.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

*Harvey Carr*  
\_\_\_\_\_  
HARVEY CARR  
*Cynthia Davis Carr*  
\_\_\_\_\_  
CYNTHIA DAVIS CARR

After Recording, Return To:  
Holcomb Dunbar, P.A.  
P.O. Box 190  
Southaven, MS 38671  
601.349.-0664

File No. 099903 Initials STD

INDIVIDUAL  
STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared, HARVEY CARR AND CYNTHIA DAVIS CARR, to me known to be the person(s) described in and who executed and delivered the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand, at office, this 25TH day of OCTOBER, 1999.

*[Handwritten Signature]*  
Notary Public



My Commission Expires: 2/19/2001

.....  
RETURN TO:

GRIFFIN, CLIFT, EVERTON AND THORNTON  
6489 QUAIL HOLLOW, SUITE 100  
MEMPHIS, TN 38120  
(901) 752-1133

SEND TAX BILLS TO:

SHANE E. AND CYNTHIA F. HESTER  
9779 DOGWOOD MANOR DRIVE SOUTH  
OLIVE BRANCH, MS 38654

PROPERTY ADDRESS:

9779 DOGWOOD MANOR DRIVE SOUTH  
OLIVE BRANCH, MS 38654

MAP PARCEL NUMBER:

1068-3412.1-00025.00

GRANTOR:

NAME: Harvey Carr / Cynthia Carr  
ADDRESS: 110 Northmain  
Memphis, TN 38017  
PHONE: N/A HOME  
853-0963 WORK

GRANTEE:

NAME: Shane + Cynthia Hester  
ADDRESS: 9779 Dogwood Manor Dr  
Olive Branch, MS 38654  
PHONE: (601) 893-4296 HOME  
(901) 754-2880 WORK