

# Warranty Deed

THIS INDENTURE, made and entered into this 8th day of June 2000

by and between THOMAS E. WATTS and wife, CHIRSTINE M. WATTS, as tenants by the entirety with full rights of survivorship and not as tenants in common.

of the first part, and ARCINKO GENELL KIRKLAND, an unmarried woman

of the second part  
WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in HORN LAKE County of DESOTO State of MS

SEE SCHEDULE C ATTACHED AND HERETO MADE APART OF:

STATE MS.-DESOTO CO.  
FILED

JUN 12 12 19 PM '00

BK 374 PG 380  
W.F. [unclear] [unclear]

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 party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2000 City of Memphis and 2000 Shelby County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 55, Page 46-47, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Thomas E. Watts Jr.  
THOMAS E. WATTS

Christine M. Watts  
CHRISTINE M. WATTS

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

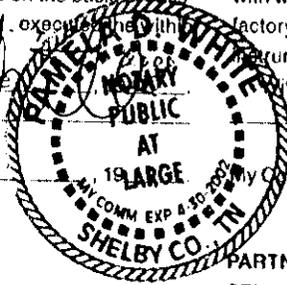
INDIVIDUAL

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Personally appeared before me, Pamela D White,  
a Notary Public of said County and State, THOMAS E. WATTS  
CHRISTINE M. WATTS, the within named bargainor,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
fatory evidence), and who acknowledged that she executed the within  
instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 1900.

Notary Public  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



INDIVIDUAL

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Personally appeared before me, \_\_\_\_\_,  
a Notary Public of said County and State, \_\_\_\_\_,  
the within named bargainor,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
fatory evidence), and who acknowledged that \_\_\_\_\_ he executed the within  
instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 1900.

Notary Public  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTORNEY IN FACT

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
personally appeared \_\_\_\_\_,  
to me known (or proved to me on the basis of satisfactory evidence) to be the  
person who executed the foregoing instrument in behalf of \_\_\_\_\_

acknowledged that \_\_\_\_\_ he executed the same as the free act and deed of  
said \_\_\_\_\_

Witness my hand, at office, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

PARTNERSHIP

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Before me, \_\_\_\_\_, a Notary  
Public of said State and County aforesaid, personally appeared \_\_\_\_\_,  
with whom I am personally acquainted  
(or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged himself (or herself) to be a partner of \_\_\_\_\_  
the within named bargainor,  
a partnership, and that \_\_\_\_\_ he as such partner, executed the foregoing instru-  
ment for the purpose therein contained, by signing the name of the partner-  
ship by himself (or herself) as partner.

Witness my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

File Number: E10426/PW  
Parcel Number: 2082-319-186

(FOR RECORDING DATA ONLY)

Property address: 1990 TALL TREES  
HORN LAKE, MS 38637  
Mail tax bills to: (Person or Agency responsible  
for payment of taxes)

~~AMERICAN HOME BANK~~ Arcinko Genell Kirkland

1990 Tall Trees  
Horn Lake, MS 38637

This instrument prepared by: Equity Title & Escrow Co. of Memphis, LLC  
6373 Quail Hollow Road, Suite 102  
Memphis, Tennessee 38120

State tax \_\_\_\_\_ \$ \_\_\_\_\_  
Register's fee \_\_\_\_\_  
Recording fee \_\_\_\_\_ 20.50  
Total \_\_\_\_\_

T.G. # \_\_\_\_\_

Return to:

Prepared by and return to:  
**Equity Title & Escrow Co.**  
6373 Quail Hollow, Suite 102  
Memphis, Tennessee 38120  
(901) 374-0089

Grantee Address: Thomas and Christine Watts  
5155 Lakeridge  
Southaven, MS 38671  
(662) 393-9556

Grantor's Property Owner's Name and Address  
ARCINKO GENELL KIRKLAND

1990 TALL TREES  
HORN LAKE, MS 38637  
(901) 789-8020

N/A

~~I, or we, hereby swear or affirm that, to the best  
of affiant's knowledge, information, and belief,  
the actual consideration for this transfer of value  
of the property transferred, whichever is greater,  
is \_\_\_\_\_, which amount is equal to or  
greater than the amount which the property  
transferred would command at a fair and volun-  
tary sale.~~

~~Subscribed and sworn to before me this  
8th day of June, 1900.  
Notary Public  
My Commission Expires: \_\_\_\_\_~~

SCHEDULE C

Land situated in DeSoto County Mississippi to wit:

Lot 186, Section E, Apple Creek North Subdivision, in Section 3, Township 2 South, Range 8 West, DeSoto County Mississippi, as per plat thereof recorded in Plat Book 55, Page 46-47, in the Chancery Clerk's Office of DeSoto County Mississippi.

Being the same property conveyed to grantor, Thomas E. Watts and wife Christine M. Watts, herein by Warranty Deed of record at Book Number 312, Page 243, dated January 31, 1997, filed February 6, 1997, in the Chancery Clerk's Office of DeSoto County Mississippi.

For Information purposes only:

Property Address known as: 1990 Tall Trees, Horn Lake, MS

Tax I.D. No.:2082-319-186