

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of October, 2000 by and between Jerilyn Le Duc and husband, Richard Le Duc, Grantor, and David Fuchs and wife, Jeannette Fuchs, Grantee, as tenants by the entirety with full rights of survivorship and not as tenants in common.

Richard Le Duc joins herein for the purpose of surrendering any and all right, title and interest he may have acquired in the within named property by virtue of his marriage to Jerilyn Le Duc, but does not join in any of the representations and warranties granted hereby.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee of the following described real estate, situated and being in the County of ~~SHELBY~~, State of ~~Tennessee~~: **Mississippi, DeSoto**

Lot 43, Second Addition, Cedar Crest Subdivision, in Section 10, township 2 South, Range 6 West, DeSoto County, Mississippi as shown on Plat of record in Plat Book 50, Page 7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This being the same property conveyed to Jerilyn Le Duc by Warranty Deed of record in Book 319, Page 459 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Tax Parcel ID #: 2062-1007-000043.00

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, its heirs and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered except for 2000 DeSoto County taxes, subdivision restrictions, building lines and easements of record in Book 50, Page 7; Covenants in Book 286, Page 459; all in the Chancery Clerk's Office of DeSoto County, Mississippi; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS THE SIGNATURE(s) of the said Grantor of the day and year first above written.

Jerilyn Le Duc
Jerilyn Le Duc

Richard Le Duc
Richard Le Duc

STATE MS.-DESOTO CO.
FILED
Nov 3 2 57 PM '00 *me me*

BK 382 PG 219
V.L.K.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jerilyn Le Duc and Richard Le Duc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the person(s) within named and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 30th day of October, 2000.

My Commission Expires June 2002


Michelle Williams
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State of County aforesaid, JERILYN LE DUC and RICHARD LE DUC 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 30th day of October, 2000.

Janet S. Hinrichs
Notary Public

SEAL
My comm



The following information is a part of this Deed.

This Instrument Prepared By:
Michelle M. Williams, Esq.
6000 Poplar Avenue, Suite 340
Memphis, TN 38119 Firm File No. 00-0259

Property Owner and Address of Grantees:
David Fuchs and Jeannette Fuchs
9405 Miranda Rd. (WK) 901-362-3733
Olive Branch, MS 38654 (HM) 918-294-9128

Name and address of Grantors:
Jerilyn Le Duc 901-754-3739 (HM)
7163 Rico Cove
Germantown, TN 38138 901-434-9884 (WK)

Return to:
Holcomb Dunbar, P.A.
P.O.Box 190
Southaven, MS 38671-0190
File 800561/ST11