

STATE MS. - DESOTO CO.
FILED

MAR 29 10 38 AM '01

WARRANTY DEED BK 389 PG 410

This Deed of Conveyance is this day made by the undersigned Perry L.Pounders and wife, Kathleen G.Pounders, hereinafter referred to as the GRANTORS, and Jeffrey L. Fitch and wife, Stacie Fitch, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, Perry L. Pounders and wife, Kathleen G. Pounders, the GRANTORS do hereby and by these presents sell, convey, and warrant unto Jeffrey L. Fitch and wife, Stacie Fitch, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot #25, Section "A", Parkway Village Subdivision, in Section 12, Township 3 South, Range 8 West, City of Hernando, DeSoto County, Mississippi, as recorded in Plat Book 26 at Page 51 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which recorded plat reference is made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and is subject to that certain sewer easement granted in favor of the City of Hernando, Mississippi as recorded at Deed Book 140, Page 100; to that certain right of way in favor

of Mississippi Power & Light Company as recorded at Deed Book 110, Page 624 and to that certain right of way granted in favor of Mississippi Valley Gas as recorded at Deed Book 70, Page 41, all as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2001 shall be prorated as of the date of this deed and taxes and assessments for the year 2002 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the ____ day of March, 2001.

Perry L Ponders
PERRY L. POUNDERS

Kathleen G. Ponders
KATHLEEN G. POUNDERS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28th day of March, 2001, within my jurisdiction, the within named **PERRY L. POUNDERS AND WIFE, KATHLEEN G. POUNDERS**, who acknowledged that they executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)



GRANTORS' ADDRESS:

147 North Parkway
Hernando, MS 38632
RES. TEL.: 662-429-7353
BUS. TEL.: N/A

GRANTEES' ADDRESS:

172 North Parkway
Hernando, MS 38632
RES. TEL.: 662-429-4876
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
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2001-049