

**RETURN TO:**

Universal Title & Escrow, L.L.C.

3326 Goodman Road East

Southaven, MS 38672

349-5545

This instrument prepared by:  
Universal Title & Escrow, LLC  
3326 Goodman Road East  
Southaven, MS 38672

BK 0389 PG 0434

STATE MS. - DESOTO CO.  
FILED

MAR 29 11 41 AM '01

BK 389 PG 434  
W.F. ... L.K.

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 19th day of March, 2001, by and between, THOMAS J. BAUD AND JACQUELINE M. BAUD, party of the first part, hereby does convey, sell, and warrant unto, SHARRON JEAN DOUGLAS, party of the second part.

WITNESSETH: That for and in consideration of TEN Dollars (\$10.00), cash in hand paid and other valuable consideration, 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 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.

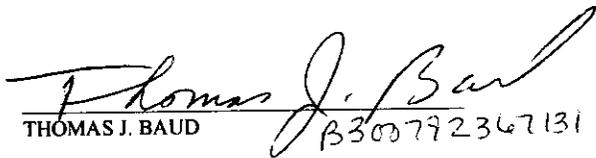
Lot 185, Section "E", Wellington Square Subdivision, in Sections 27 & 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Page 7, in the Office of the Chancery Clerk, DeSoto County, Mississippi.

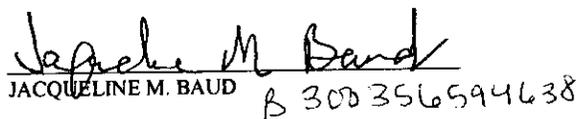
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS the signature of the said party of the first part the day and year first above written.

  
THOMAS J. BAUD B300792367131

  
JACQUELINE M. BAUD B 300356594638

STATE OF Michigan, COUNTY OF Macomb,

On this 20th day of March, 2001, personally appeared before me, the undersigned authority in and for said County and State, the within named Thomas J. Baud and Jacqueline M. Baud, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Witness my hand as seal, at office in St Clair Shores Michigan, this 20th day of March, 2001.

My Commission Expires: 5-23-05

*Mary J Davidson*  
Notary Public

MARY J DAVIDSON  
Notary Public, Macomb County, MI  
My Commission Expires May 23, 2005



GRANTOR:

Thomas J. & Jacqueline M. Baud  
29924 Taylor Street  
St. Clair Shores, MI 48082  
HM: (810) 774-9956  
WK: N/A

GRANTEE:

Sharron Jean Douglas  
7069 Fox Hall  
Horn Lake, MS 38637  
HM: (662) 280-2482  
WK: W/K