

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between TYRONE D. BUCKINGHAM and FRED A BUCKINGHAM, husband and wife, Grantors, and EARNEST GRAHAM and KRISTIE GRAHAM, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 3, Section A, SHELTOREE WEST SUBDIVISION, in Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 50, Page 10, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 21st day of May, 2001.

Tyrone D. Buckingham

TYRONE D. BUCKINGHAM

Freda Buckingham

FREDA BUCKINGHAM

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, TYRONE D. BUCKINGHAM and FREDA BUCKINGHAM, husband and wife, 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 21st day of May, 2001.

Lynn Wells

NOTARY PUBLIC



My Commission Expires: *July 1, 2002*

ADDRESS OF GRANTORS:
4340 Oakland Drive
Olive Branch, MS 38654
Home: *662-893-0570*
Work: *901-399-6122*

ADDRESS OF GRANTEEES:
3911 County Line Rd.
Coldwater, MS 38618
Home: *662-233-2772*
Work: *662-838-3300*

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 801369/STD