

Prepared by/Return to:  
The Blackburn Law Firm, PLLC  
6933 Crumpler, Suite B, Olive Branch, MS. 38654  
(662) 895-6116 / FAX: (662) 895-6121

BK 0398 PG 0646

STATE MS. - DESOTO CO.  
FILED

SEP 4 8 45 AM '01

William Gene Richards, ET UX,

Grantors

TO

Brian M. Hylander, ET UX

Grantees

BK 398 PG 646  
W. DESOTO CO. CLK.

**WARRANTY DEED**

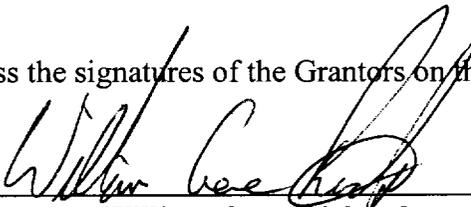
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, **William Gene Richards and wife, Virginia Leigh Richards**, Grantors do hereby grant, bargain, sell, convey and warrant unto **Brian M. Hylander and wife, Leslie M. Hylander**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi and being more particularly described as follows, to-wit:

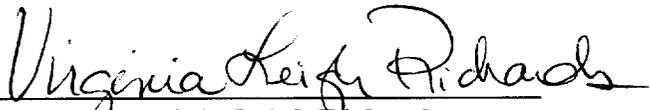
Lot 274, Section "G", Magnolia Estates Subdivision located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as recorded in Plat Book 40, Page 27 in the office of the Chancery Clerk of DeSoto County, Mississippi

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of in City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 40, pages 27 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2001 and all subsequent years.

Taxes for the year 2001 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

**IN TESTIMONY WHEREOF**, witness the signatures of the Grantors on this the 29<sup>th</sup> day of August, 2001.

  
\_\_\_\_\_  
William Gene Richards

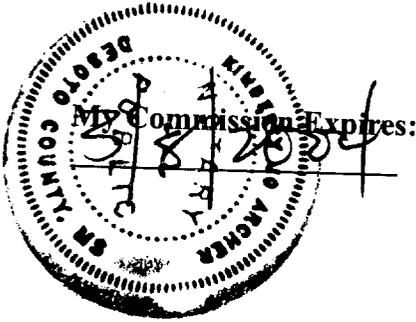
  
\_\_\_\_\_  
Virginia Leigh Richards

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **William Gene Richards and wife, Virginia Leigh Richards**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 27<sup>th</sup> day of August, 2001.

*Kimberly J. Archer*  
NOTARY PUBLIC



Grantors:  
William Gene Richards &  
Virginia Leigh Richards

Grantees:  
Brian M. Hylander &  
Leslie M. Hylander

Address:

Address:

14792 Harrison Drive  
Byhalia, MS 38611

10263 Williford  
Olive Branch, Mississippi 38654

Home Telephone: 662-838-3913

Home Telephone: 662-890-6134

Work Telephone: 901-369-3207

Work Telephone: 662-349-7097