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Indexing info Lot 1, Pecan Grove Subdivision

Prepared by and return to:
O'Brien Law Firm, LLC
7090 Malco Blvd., Suite 110
Southaven, MS 38671
(662) 349-3339

BK 410 PG 386
W.F. DAVIS CH. CLK.

Neal G. Letson and wife,)
Linda R. Letson,)
Grantors)
TO)
Lucinda Letson,)
Grantee)

WARRANTY DEED

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 undersigned, Neal G. Letson and wife, Linda R. Letson, hereby sells, conveys and warrants to Lucinda Letson, a married person, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 1, Pecan Grove Subdivision, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 28, Pages 23-24, in the office of the Chancery Clerk of DeSoto County, Mississippi, less and except that portion conveyed to the Mississippi Transportation Commission in Book 259, Page 284.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this Deed.

Taxes for the year 2002 have been pro-rated on an estimated basis by the Grantor and Grantees as of the date of execution of this instrument.

WITNESS THE SIGNATURE of the Grantor this the 16th day of January, 2002.



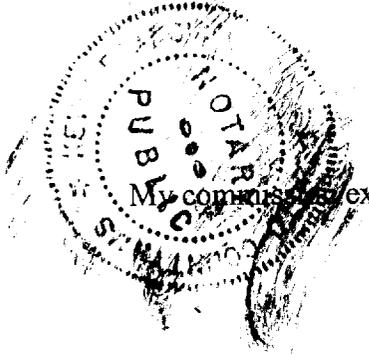
Neal G. Letson



Linda R. Letson

STATE OF MISSISSIPPI)
COUNTY OF DE SOTO)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 16th day of January, 2002, within my jurisdiction, the within named, Neal G. Letson and wife, Linda R. Letson, who acknowledged that they executed the above instrument for the purposes described therein.



[Handwritten Signature]

Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 7, 2002.

My commission expires: _____

Grantee's Address

7025 Pecan Hill Road
Southaven, MS 38671
Home: 662-536-1597
Work: 662-795-2444

Grantor's Address

346 River Birch Trail
Southaven, MS 38671
Home: 662-349-9454
Work: 662-848-9454