

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between MARY JOAN EARNEST a single person, REBECCA JEAN WILLIAMS SERATTE AND CHRISTOPHER SERATTE, her husband , who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to the property by virtue of his marriage to REBECCA JEAN WILLIAMS SERATTE, Grantors, and JAMES E. DAVENPORT, JR. and KASSANDRA A. DAVENPORT, husband and wife, JAMES E. DAVENPORT AND DONNA K. DAVENPORT, 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 joint tenants 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 20, MAGNOLIA TRACE SUBDIVISION, IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGE 33, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

*ml* STATE MS. - DESOTO CO.  
FILED

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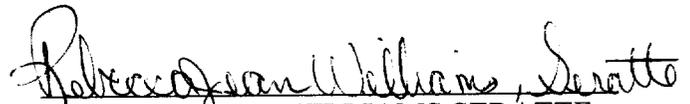
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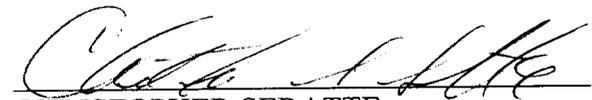
TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever,  
and free from all liens and encumbrances except for the following exceptions:

- 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.
- 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  
February, 2002.

  
MARY JOAN EARNEST

  
REBECCA JEAN WILLIAMS SERATTE

  
CHRISTOPHER SERATTE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

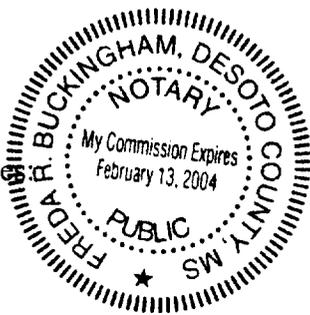
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, MARY JOAN EARNEST, a single person, and REBECCA JEAN WILLIAMS SERATTE AND CHRISTOPER SERATTE, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 21st day of February, 2002.

Freda R. Buckingham  
NOTARY PUBLIC

(SEAL)

My Commission Expires



ADDRESS OF GRANTORS:

1163 Brado Drive  
Collierville, TN 38017  
Home: 901-853-4407  
Work: 901-853-3324

ADDRESS OF GRANTEES:

6980 AMANDA DRIVE  
OLIVE BRANCH, MISSISSIPPI 38654  
Home: 662-280-5300  
Work: unknown

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664

FILE# 802072/FRB