

Lot 4, Gardens of Greenbrook

STATE MS. - DESOTO CO.

DEC 31 9 11 AM '02

BK 434 PG 790  
W.E. DAVIS CH. CLK.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:  
O'Brien Law Firm, LLC, 7090 Malco Blvd., Suite 110, Southaven, MS 38671 (662) 349-3339

David Scott Ellenburg, et ux, Grantors  
To  
B. L. Sanders, et ux, Grantees

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Scott Ellenburg and wife, Laura K. Ellenburg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. L. Sanders and wife, Elizabeth Sanders, as tenants by entirety with full rights of survivorship and not as tenants in common, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DESOTO COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 4, Gardens of Greenbrook, located in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 44, Page 25, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The said Laura K. Ellenburg joins in this conveyance solely to waive any right, title and interest she has in this property by way of her marital status.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for the year 2002 have been prorated between the Grantors and the Grantees.

Possession will be given within 5 days from this date.

Witness my hand this 27th day of December, 2002.

*David Scott Ellenburg*  
David Scott Ellenburg

*Laura K. Ellenburg*  
Laura K. Ellenburg

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me the undersigned authority at law, in and for the State and county aforesaid, the within named David Scott Ellenburg and wife, Laura K. Ellenburg, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purpose therein expressed.

Given under my hand and seal of office this 27<sup>th</sup> day of December, 2002.

Commission expires:

*[Signature]*

Notary Public

Grantor: 4856 Windsong Cove, Olive Branch, MS 38654  
Grantee: 7678 Iris Cove, Southaven, MS 38671

Home: 662-536-4805  
Home: 662-893-3598

Work: 901-419-2354  
Work: 662-536-3542



MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES JUNE 7, 2006  
BONDED THRU STEGALL NOTARY SERVICE