

CHARLES C. DARNELL,
GRANTOR

W A R R A N T Y

TO

D E E D

JAMES W. BEAN, III AND WIFE, NANCY BEAN,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Charles C. Darnell, do hereby sell, convey, and warrant unto James W. Bean, III and wife, Nancy Bean, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 147, Section "D", Deer Creek Subdivision, located in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 77, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 77, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2003 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 31st day of January, 2003.

Charles C. Darnell
Charles C. Darnell

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 CHARLES C. DARNELL, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of January, 2003.

Wanda Christina Darnell
Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 6, 2006
BONDED THRU STEGALL NOTARY SERVICE



My commission expires:

Grantor's Address:
2604 Pryor Rd
Cordwain, MS
Home Phone Number: 233-2687
Business Number: 521-1715

Grantees Address:
186 Fawn Dr. N.
Hernando, MS 38632
Home Phone Number: 413-0042
Business Number: 429-5261

Prepared By:
Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

STATE MS.-DESOTO CO. *mc*
FILED *mc*

FEB 5 8 36 AM '03

BK 437 PG 269
W.E. DAVIS CH. CLK.