

BK 0440PG0214

STATE MS - DESOTO CO. ^{BC}/₁₂

THIS INSTRUMENT PREPARED
BY:
SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TENNESSEE 38018
901-757-1600

MAR 20 4 17 PM '03

Return to:
DEBRA P. BRANAN
170 W. CENTER ST.
HERNANDO, MS 38632
(662) 449-4800

BK 440 PG 214
WE HAVE THE BOOK

WARRANTY DEED

THIS INDENTURE, made and entered into on this **March 10th, 2003** by and between

MICHAEL R. REED and VICTORIA H. REED, husband and wife party of the first part, and

SHIRLEY B. PITTS party of the second part,

WITNESSETH: That 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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

LOT 146, DEER CREEK SUBDIVISION, SECTION D, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 77, PAGE 30, IN THE DESOTO COUNTY CLERK'S OFFICE, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED OF RECORD AT IN BOOK 419, PAGE 88, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

THIS CONVEYANCE IS MADE 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, AND TO RESTRICTIONS AS SET OUT IN WARRANTY DEED AT BOOK 419, PAGE 88.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

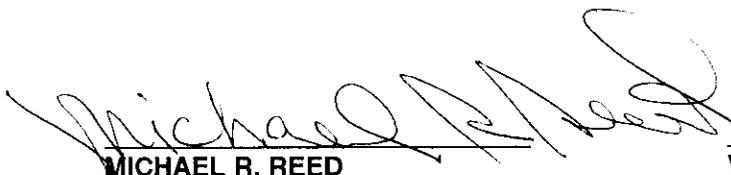
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

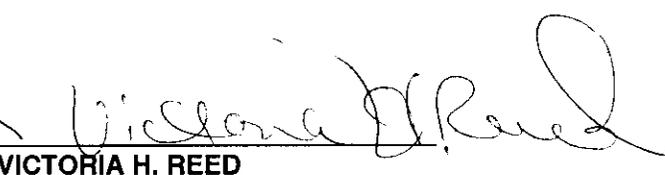
2003 DESOTO COUNTY TAXES NOT YET DUE AND PAYABLE.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.


MICHAEL R. REED


VICTORIA H. REED

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared MICHAEL R. REED and VICTORIA H. REED, husband and wife and , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 10th day of March, 2003.

[Handwritten Signature]

Notary Public

My Commission Expires:

2/14/07



STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public in the State and County of ~~Shelby~~, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the of MICHAEL R. REED, the within named bargainer, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such

Witness my hand and official seal at Memphis, Tennessee, this 10th day of March, 2003.

~~_____~~
Notary Public

My Commission Expires:

[PROPERTY ADDRESS:	SEND TAX BILL TO:	PARCEL NO.:
[SHIRLEY B. PITTS	[Attn: Tax Dept.	[3073-0700.0-00004.0
[174 FAWN DRIVE N.		
[HERNANDO, MS 38632		

TITLE COMPANY: ST

NAME AND ADDRESS OF GRANTOR:	NAME AND ADDRESS OF GRANTEE:
MICHAEL R. REED	SHIRLEY B. PITTS
269 GERMANTOWN BEND CV.	174 FAWN DRIVE NORTH
CORDOVA, TN 38018	HERNANDO, MS 38632

WORK PHONE: 901-758-1133 WORK PHONE: 901-216-0583
HOME PHONE: N/A HOME PHONE: 901-216-0583