

BK 0440 PG 0445

STATE MS. - DESOTO CO.

FILED

MAR 25 3 08 PM '03

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DERWIN COBB,
GRANTOR(S)

TO

BK 440 PG 445
W.E. DAVIS CH. CLK.

WARRANTY DEED

BARBARA E. SHEARS,
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **DERWIN COBB, a married person**, do hereby sell, convey and warrant unto **BARBARA E. SHEARS, an unmarried person**, 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 13, Village Square Subdivision, in Section 27, Township 1 SOUTH, Range 6 WEST, as per plat thereof recorded in Plat Book 40, Page 15, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2003 shall be prorated among the parties.

The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS OUR SIGNATURE(S) this the 21st day of March, 2003.

Derwin Cobb
DERWIN COBB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DERWIN COBB, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 21st day of March, 2003.

Robert J. Davis
NOTARY PUBLIC



My Commission Expires:

ADDRESS OF GRANTORS:
*8650 BENEFICENT DR
Olive Branch MS 38654
Home: 662-893-6269
Work: 662-895-4760*

ADDRESS OF GRANTEES:
9467 Wickfield Cove
Olive Branch, MS 38654
Home: 901-763-0577
Work: 901-890-0245

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
WILLIAM W. BALLARD, STAFF ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536

FILE # S10818