

Chambliss Builders, Inc.
GRANTOR

STATE MS.-DESOTO CO. ^{SC}
FILED

APR 18 11 55 AM '03

WARRANTY

TO

DEED

Nicole R. Downs, an unmarried person
GRANTEE

BK 442 PG 58
W.E. DAVIS CH. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Chambliss Builders, Inc., do hereby sell, convey, and warrant unto Nicole R. Downs, an unmarried person the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 68, Final Plat Division of Lot 8 Bailey Station PUD, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 77, Page 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2003 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 28th day of March, 2003.

Chambliss Builders, Inc.
BY: Donald R. Chambliss, Jr.
Donald R. Chambliss, Jr., Secretary/Treasurer

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28th day of March, 2003, within my jurisdiction, the within named Donald R. Chambliss, Jr., who acknowledged that he is Secretary/Treasurer of Chambliss Builders, Inc., a corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Sarah Elizabeth Des (Bryant)
Angela Renee Hansen
Notary Public



My Commission Expires: ~~XXXXXXXXXX~~ June 21, 2003

GRANTOR'S ADDRESS:
6858 Swinnea Rd.#3 Rutland Place
Southaven, MS 38671
Work Phone #: 662-349-5905
Home Phone #: N/A

GRANTEE'S ADDRESS:
7309 Durango Drive
Horn Lake, MS 38637
Work Phone #: 901-488-7028
Home Phone #: 662-342-5189

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
6858 Swinnea Road
#5 Rutland Place
Southaven, Mississippi 38671
662/349-3436

FILE NUMBER: 9961

STATE MS.-DESOTO CO. ^{MC}
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BK 441 PG 178
W.E. DAVIS CH. CLK.