

Prepared by/Return to:
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STATE MS.-DESOTO CO.
FILED

JUN 16 10 43 AM '03

BK 446 PG 239
W.E. DAVIS CH. CLK.

Mark A. Keen, ET UX,

Grantors

TO

Sean Simon, ET UX,

Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, **Mark A. Keen and wife, Chrystal Keen**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Sean Simon and wife, Robin L. Simon**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

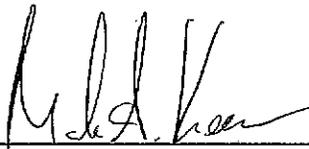
Lot 19, Phase 1, Allendale Subdivision, situated in Sections 20 and 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi, in Plat Book 73 at Page 30, reference to which is hereby made in aid of and as a part of this description.

Being the same property conveyed to Grantors herein by Deed of Gift recorded 11-9-01 in Book 404, page 75 in the Chancery Clerk's Office of DeSoto County, Mississippi.

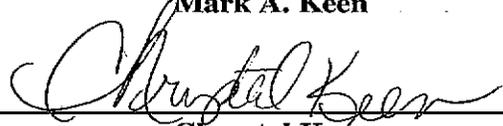
The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 9th day of June, 2003.



Mark A. Keen

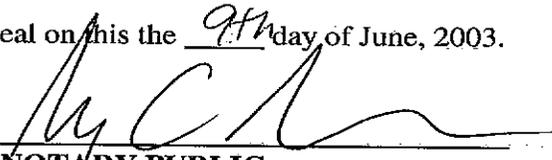


Chrystal Keen

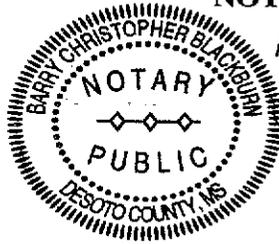
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Mark A. Keen and wife, Chrystal Keen**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 9th day of June, 2003.


NOTARY PUBLIC

My Commission Expires:
9.18.2004



Grantors:
Mark A. Keen and wife
Chrystal Keen

Grantees:
Sean Simon and wife
Robin L. Simon

Address:
7403 PERRIN LANE
HORN LAKE MS. 38637

Address:
7911 Allendale Cove
Olive Branch, MS 38654

Home Telephone: 662-342-0275

Home Telephone: 901-219-5217

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