

WARRANTY DEED

THIS INDENTURE, made and entered into this **18th** day of **July, 2003**, by and between **Larry D. Carpenter and wife, Kim C. Carpenter**, parties of the first part, and **Tracy E. Layne and Sandra A. Layne, husband and wife**, parties 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 parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 123, Section B, Belmor Lakes, Section 16, Township 2 South, Range 6 West, as shown on plat of record in Book 80, Page 30, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Parcel #: 2065-165.0-00123.00

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 436, Page 38 in said Chancery Clerk's Office.

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

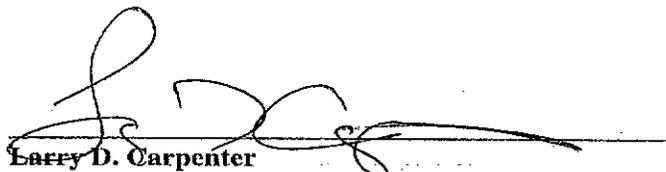
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

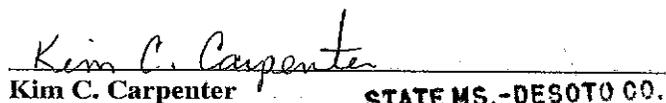
EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **80**, Page **30**, in said Chancery Clerk's Office, and except for any **2003 DeSoto** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 the day and year first above written.


Larry D. Carpenter


Kim C. Carpenter

STATE MS.-DESOTO CO.
FILED

JUL 31 4 16 PM '03
TK
TK

BK 449 PG 374
W.E. DAVIS CH. CLK.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry D. Carpenter and Kim C. Carpenter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **18th** day of **July, 2003**.



Notary Public

My commission expires: _____

Property address: **3790 Woodcrest Drive
Olive Branch, MS 38654**

Grantor's address: *1265 Caleb Ln
COLD WATER MS 38018*

Grantee's address **3790 Woodcrest Drive
Olive Branch, MS 38654**

Phone No.: *901-550-1673*

Phone No.: *662-404-0170*

Phone No.: *662-404-0170*

Phone No.: *662-404-0170*

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Terrace Mortgage Company
900 Ashwood Parkway, Suite 130
Atlanta, GA 30338**

This instrument prepared by:
**Southern Trust Title Company
6465 Quail Hollow, Suite 300
Memphis, TN 38120
(901) 754-2080**

File No.: **277466S**

Return to: **Southern Trust Title Company
6465 Quail Hollow, Suite 300
Memphis, TN 38120
(901) 754-2080**

(FOR RECORDING DATA ONLY)