

WARRANTY DEED		STATE OF TENNESSEE COUNTY OF DeSoto	
STATE MS.-DESOTO CO. FILED		THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$167,000.00	
Aug 6 3 04 PM '03		Subscribed and sworn to before me this 16th day of July, 2003.	
BK 449 PG 795 W. L. DAVIS CH. CLK.		Notary Public MY COMMISSION EXPIRES: _____	
THIS INSTRUMENT WAS PREPARED BY: Accurate Title & Escrow, Inc. Kristen Martin, 4245 Cordova Road Ste 100 A Cordova, TN 38018			
WARRANTY DEED			
ADDRESS NEW OWNER(S) AS FOLLOWS: Ray Nelligan and Trisha Nelligan	SEND TAX BILLS TO: RAY NELLIGAN	MAP-PARCEL NUMBERS 30730712000057.00	
(NAME) 1664 Cedar Lake Cove	(NAME) 1664 CEDAR LAKE COVE	1662-593 5980 1662-560-6474	
(ADDRESS) Hernando, MS 38632	(ADDRESS) HERNANDO, MS 38632		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. Michael Jones, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Ray Nelligan and Trisha Nelligan hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Lot 57, Phase 1, The Lakes of Cedar Grove, situated in Section 7, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Pages 37-38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address: 1664 Cedar Lake Cove, Hernando, MS 38632

And being the same property conveyed to J. Michael Jones from Steven E. Hobson recorded in Book 359, Page 324, dated 09/10/99, in said Office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ()
improved () property, known as 1664 Cedar Lake Cove Hernando MS 38632
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th Day of July, 2003.

J. Michael Jones
J. Michael Jones

John Jones
462-247-5000
462-713-4302
7682 Cottain DR
Southaven MS 38671

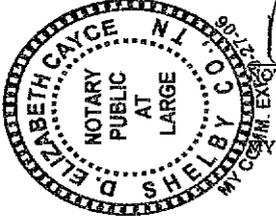
STATE OF TENNESSEE)
COUNTY OF ~~DeSoto~~)

Shelby

**Joann Jones*

Before me, the undersigned Notary Public, personally appeared J. Michael Jones, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 16th Day of July, 2003.



Elizabeth Cayce

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JMJ