

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between LAURA C. BUCKINGHAM, formerly known as Laura C. House, AND SEAN BUCKINGHAM, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to LAURA C. BUCKINGHAM formerly known as Laura C. House, Grantors, and K. TODD GASKINS and AMY M. GASKINS, husband and wife, Grantees,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, 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 37, SECTION A, EDGEWATER SUBDIVISION, LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 64, PAGES 29-30 IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 22nd day of August, 2003.

*Laura C. Buckingham*  
LAURA C. BUCKINGHAM formerly known as Laura C. House

*Sean Buckingham*  
SEAN BUCKINGHAM

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, LAURA C. BUCKINGHAM, formerly known as Laura C. House, and SEAN BUCKINGHAM, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of August, 2003.



*Melissa Patrick*  
NOTARY PUBLIC

ADDRESS OF GRANTORS:  
2286 Johnston Road  
Hernando, MS 38632  
Home: NA  
Work: NA

ADDRESS OF GRANTEEES:  
1414 PENDULUM DRIVE  
HERNANDO, MISSISSIPPI 38632  
Home: NA  
Work: NA

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(662) 349-0664

FILE# 803539