

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between GARY W. SIMMONS and SUSAN J. SIMMONS, husband and wife, Grantors, and RICHARD RUBENSTEIN, a married man, Grantee,

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, 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 53, Section B, CRUMPLER PLACE SUBDIVISION, in Section 32, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 42, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her 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.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE MS.-DESOTO CO.  
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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 Grantors on this the 29th day of September, 2003.

*Gary W. Simmons*  
GARY W. SIMMONS

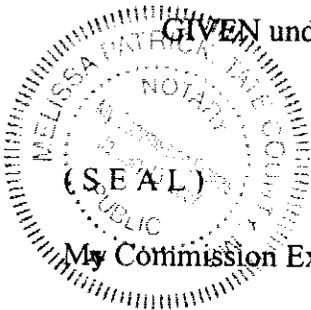
*Susan Simmons*  
SUSAN J. SIMMONS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, GARY W. SIMMONS and SUSAN J. SIMMONS, 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 29th day of September, 2003.

*Melissa Patrick*  
NOTARY PUBLIC



My Commission Expires:

ADDRESS OF GRANTORS:

4951 Stone Park Blvd  
Olive Branch, MS 38654  
Home: 662-890-3480  
Work: 901-237-3652

ADDRESS OF GRANTEE:

6753 ANN MARIE COVE  
SOUTHAVEN, MISSISSIPPI 38671  
Home: 662-349-3685  
Work: 901-362-4475

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

FILE# 803599