

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Reeves-Williams, LLC, a Limited Liability Company, Grantor, and Cynthia L. Franks, an unmarried woman, 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 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 Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS, and more particularly described as follows, to-wit:

Lot 349, Section F, Braybourne Subdivision, situated in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Page 19, 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.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

STATE MS. - DESOTO CO.  
PLAT

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ps

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BY 454 PG 615  
 T. E. DAVIS CH. CLK.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 10th day of

July, 2003.

Reeves-Williams, LLC

Dianne J. Ross  
Dianne J. Ross, Asst. Vice-President

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Dianne J. Ross, who acknowledged to me that he/she is the Asst. Vice-President of the limited liability company known as Reeves-Williams, LLC, a Limited Liability Company and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 10th day of July, 2003.



Melissa Patrick  
NOTARY PUBLIC

ADDRESS OF GRANTOR:  
8727 Northwest Drive  
Southaven, MS 38671  
Home: n/a  
Work: 662-393-4250

ADDRESS OF GRANTEE:  
6171 Sandbourne E.  
Olive Branch, MS 38654  
Home: 601-306-1351  
Work: \_\_\_\_\_

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

FILE# 803462