

STATE MS.-DESOTO CO. *mc*
CLERK *k*

S03-1198

OCT 3 8 53 AM '03

B & S HOMES, LLC,
GRANTOR

WARRANTY

TO

454 PG 630
CH. CLK.

DEED

Christopher Simmons and wife, Veronika L. Simmons,
GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, B & S Homes, LLC, does hereby sell, convey, and warrant to Christopher Simmons and wife, Veronika L. Simmons, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

ATTACHED HERETO:

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to restrictive covenants, easements and setback lines of record in Plat Book 71, Pages 30-31, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

Taxes for the year 2003 shall be prorated and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Corporation this the 17th day of September, 2003.

B & S HOMES, LLC
BY: *[Signature]*
Wayne M. Bartley
Member

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Wayne M. Bartley, who acknowledged that as Member for and on behalf of and by authority of B & S Homes, LLC, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 2003.

[Signature]
Notary Public

My commission expires:

Grantors Address:
4314 Rebekah Dr.
Olive Branch, MS 38654
Home Phone number: *NA*
Business number: *895-2197*

Grantees Address:
4681 Graham Lake Drive
Olive Branch, MS 38654
Home Phone number: *266-359*
Business number: *754-9061*

Prepared By:
Austin Law Firm, P.A.
6928 Cobblestone Drive, Suite 100
Southaven, Mississippi 38672
(662) 890-7575

BK 0454PG0631

Lot 72, Section "D", Phase II, Wedgewood Farms Subdivision, located in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 71, Pages 30-31, in the office of the Chancery Clerk of DeSoto County, Mississippi.