

JAN 20 3 21 PM '04

PREPARED BY AND RETURN TO:
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STATE OF MISSISSIPPI
 COUNTY OF DESOTO

463 PG 202
 CH. CLK.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **JOHN H. OSBORNE, III** of 5942 Round Hill Cove, Southaven, MS 38671, telephone 662-393-7283 and work 901-375-8444, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Warrant unto **CAROLYN TINGLE** of 4176 Wales, Memphis, TN 38128, telephone 901-382-6185 and work 901-246-4760, the following land and property located and situated in Desoto County, Mississippi, described as follows, to-wit:

INDEXING: LOT 187, SECTION C, DESOTO WOODS SUBDIVISION IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI; being more particularly described as follows:

Lot 187, Section C, Desoto Woods Subdivision in Section 1, Township 2 South, Range 8 West, as shown by the plat appearing of record in Plat book 7, Pages 15-16, in the office of the Chancery Clerk of DeSoto County, Mississippi.

SOURCE DEED: This is the same land and property as conveyed to John H. Osborne, III by QuitClaim Deed from by the John H. Osborne, III, Executor of the Estate of John H. Osborne, Jr. dated January 9, 2002 and recorded in Land Deed Book 0411 at page 0189 and conveyed to John H. Osborne, III by Robert A. Osborne by QuitClaim Deed dated September 4, 2001, and recorded in Land Deed Book 0399, at page 0468 in the office of the Chancery Clerk of Desoto County, Mississippi.

TOGETHER WITH ALL BUILDINGS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances

adopted by ordinances of the Board of Supervisors of Desoto County, Mississippi, none of which render title unmarketable.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or his/her assigns any amount which is in deficit on an actual proration and likewise, the Grantee agrees to pay the Grantor any amount overpaid by the Grantor. GRANTEE WILL BE RESPONSIBLE FOR PAYING TAXES TO THE TAX COLLECTOR WHEN DUE.

WITNESS MY SIGNATURE, this the 14th day of January, 2004.

John H. Osborne III

JOHN H. OSBORNE III

STATE OF MISSISSIPPI
COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JOHN H. OSBORNE, III who acknowledged that he signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein written as his true act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 14th day of January, 2004.

Jean Churchill King

NOTARY PUBLIC

(SEAL) MY COMMISSION

