

Return to
MEMPHIS TITLE COMPANY
6465 QUAIL HOLLOW, SUITE #300
MEMPHIS, TENNESSEE 38120
901 754 2080

BK 0464 PG 0566

STATE MS.-DESOTO CO.

FEB 9 3 37 PM '04

BK 464 PG 566
W.E. DAVIS CH. CLK.

File No. 2035-413595

WARRANTY DEED

THIS INDENTURE, made and entered into this **Second day of February, 2004**, by and between **Jerry B. Rutledge and Debbie L. Rutledge, husband and wife**, parties of the first part, and **Joseph Ruiz and Bonnie Ruiz, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **Desoto**, State of **Mississippi**.

Lot 42 of SECTION C, QUAIL HOLLOW Subdivision, as shown on plat of record in Plat Book 29, Pages 14 and 15, in the Chancery Court Clerk's office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 24, township 1, range 7 West.

Being the same property conveyed to Grantor(s) herein as shown in Deed of record at Book and Page/Instrument No. **Book 245 Page 238** in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the parties of the first part the day and year first above written.



Jerry B. Rutledge


Debbie L. Rutledge

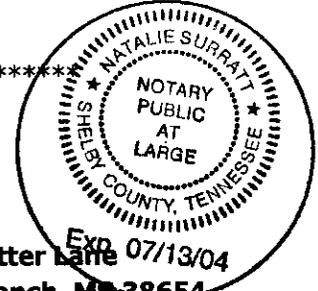
STATE OF TN, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry B. Rutledge and Debbie L. Rutledge** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this **Second day of February, 2004.**

Natalie Surratt
Notary Public

My commission expires: _____



Property address: **8540 Setter Lane**
Olive Branch, Mississippi 38654

Grantor's address: 7155 Country Oaks Dr
Southaven, MS 38691

Grantee's address: **8540 Setter Lane**
Olive Branch, MS 38654

Phone No.: 901-497-8528
Phone No.: N/A

Phone No.: 901 827 1324
Phone No.: 901 942 3872

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Joseph and Bonnie Ruiz
8540 Setter Lane
Olive Branch, MS. 38654

This instrument was prepared by:
Memphis Title
6465 Quail Hollow Ste # 300
Memphis, TN 38120
901 754 2080

File No: **2035-413595**
Parcel # 10762406 0042

Return to: **Memphis Title**
6465 Quail Hollw Ste # 300
Memphis, TN 38120