

Prepared by/Return to:  
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STATE MS.-DESOTO CO

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468 PG 59  
THE CHANCERY CLERK

Austin L. Mann,

Grantor

TO

Paul M. Smith,

Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **Austin L. Mann**, Grantor, do hereby grant, bargain, sell, convey and warrant unto **Paul M. Smith**, a Married Man, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 93, Section "B", First Addition to Magnolia Gardens (P.U.D) Subdivision, situated in the Northeast Quarter of Section 34, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 43, Page 5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 43, page 5 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2004 and all subsequent years.

Taxes for the year 2004 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, his heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 22nd day of March, 2004.

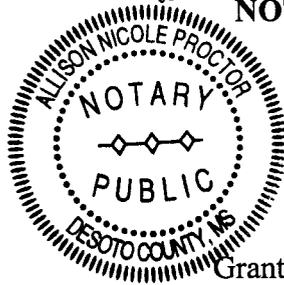
  
Austin L. Mann

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Austin L. Mann**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 22nd day of March, 2004.

*Alison Nicole Proctor*  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires:

12-9-2007

Grantor:  
Austin L. Mann

Grantee:  
Paul M. Smith

Address:  
8739 Oakwood Dr.

Address:  
9921 Adina Cove

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