

File No: 04-337
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

BK 0468 PG 0680

STATE MS.-DESOTO CO.
FILED

APR 2 3 57 PM '04 ^{PS}/_{pa}

WARRANTY DEED BK 468 PG 680
W.E. DAVIS CH. CLK.

JAMES V. COSBY, ET UX

GRANTOR(S)

TO

ERIC T. SARGENT, ET UX

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 of all of which is hereby acknowledged, JAMES V. COSBY AND WIFE, RAMAH ANN COSBY, do hereby sell, convey and warrant unto ERIC T. SARGENT AND WIFE, JENNIFER C. SARGENT, 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:

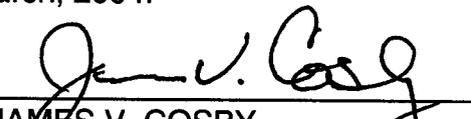
Lot 18, Section B, Germantown Manor Subdivision, situated in Section 21, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi

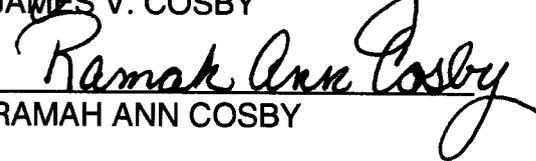
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given WITH DEED.

WITNESS our signatures this the 29th day of March, 2004.



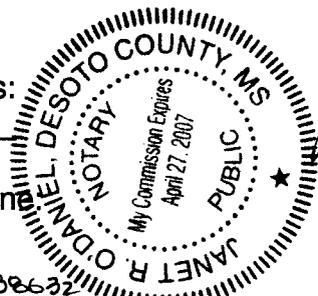
JAMES V. COSBY


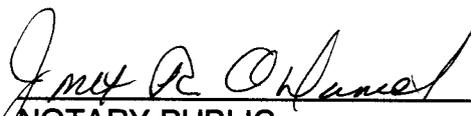
RAMAH ANN COSBY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 29th day of March, 2004, within my jurisdiction, the within named JAMES V. COSBY AND RAMAH ANN COSBY, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:





NOTARY PUBLIC

Grantor Address & Phone:

P.O. Box 23
Olive Branch, MS

Home: 901-754-2369 Work: 901-452-1288

Grantee Address & Phone:

8617 Cedar Crest Lane
Olive Branch, MS 38654

Home: 662-895-6577 Work: Same