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STATE MS.-DESOTO CO. *bf*
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APR 13 2 45 PM '04

BK 469 PG 500
ALEXANDER CH. CLK.

SADIE AUSTIN EDWARDS, GRANTOR

TO

ROWLAND B. HOFF, GRANTEE

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, SADIE AUSTIN EDWARDS, hereby sells, conveys, and warrants unto the Grantee, ROWLAND B. HOFF, the land in DeSoto County, Mississippi, being more particularly described as follows:

Lot 2, Tall Oaks Subdivision, Section 32, Township 1 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 6, Page 36-38, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

Subject to an easement for ingress and egress, across the northern most 40 feet of said lot granted to ROWLAND B. HOFF, his successors and assigns.

By way of explanation, Charles Edwards passed away on April 5, 2002.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in the City of Southaven and/or DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for 2004, shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in peroration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given this date.

EXECUTED this the 7th day of April, 2004.

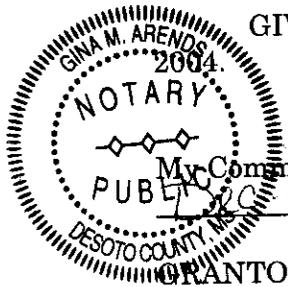
Sadie Austin Edwards
SADIE AUSTIN EDWARDS
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named SADIE AUSTIN EDWARDS who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 7 day of April,

Gina M. Arends
NOTARY PUBLIC



My Commission Expires:
2006-11-20

GRANTOR'S ADDRESS: Sadie Austin Edwards
6480 Swinnea Road, Southaven, MS 38671
Home #: (662) 349-2778 Work #: None

GRANTEE'S ADDRESS: Rowland B. Hoff
955 Palmer, Memphis, TN 38116
Home#: (901) 461-5253 Work #: Same

Prepared by:
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