

Record
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BK 0470PG0093

Indexing info: Lot 16, Section "B", Country Village Subdivision, situated in Section 3, Township 2 South, Range 6 West, DeSoto County, MS

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 20040185

Record and Return to:
Tri-State Title & Escrow, Inc.
5901 Shelby Oaks Dr. # 180
Memphis, TN 38134
901-372-6679

REBECCA A. TREADWAY AND HUSBAND
HERSCHEL CRAIG TREADWAY)

Grantors)
TO)

WARRANTY DEED

DONALD R. BEARD, II AND WIFE,
DANIELLE L. BEARD)
Grantees)

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 undersigned, REBECCA A. TREADWAY AND HUSBAND, HERSCHEL CRAIG TREADWAY do hereby sell, convey and warrant unto DONALD R. BEARD, II AND WIFE, DANIELLE L. BEARD as tenants by the entirety with full rights of survivorship as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 16, Section "B", Country Village Subdivision, situated in Section 3, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, at Page 27, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation HERSCHEL CRAIG TREADWAY hereby joins in this conveyance to convey any homestead interest he may have in the above described property.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this Deed.

Taxes for the year 2004 will be prorated between the Grantors and by the Grantees.

STATE MS. - DESOTO CO. *bl*
dc

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WITNESS THE SIGNATURE of the Grantor this the 16 day of April, 2004.

Rebecca A. Treadway
REBECCA A. TREADWAY

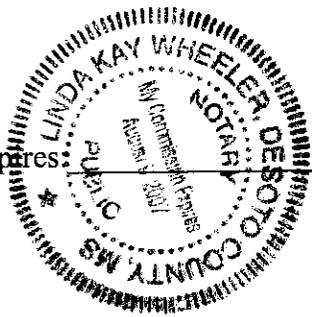
Herschel Craig Treadway
HERSCHEL CRAIG TREADWAY

STATE OF MISSISSIPPI)
COUNTY OF DE SOTO)

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 16 day of April, 2004, within my jurisdiction, the within named, REBECCA A. TREADWAY AND HUSBAND, HERSCHEL CRAIG TREADWAY who acknowledged that they executed the above instrument for the purposes described therein.

Linda Kay Wheeler
Notary Public

My commission expires: _____



Grantor's Address

9793 Dorothy Drive
Olive Branch, MS 38654
Home: 662-893-0589
Work: 662-895-6762

Grantee's Address

5832 Lee's Crossing
Olive Branch, MS 38654
Home: 901-489-7258
Work: 901-344-0716