

After Recording Return To:  
Nations Title Agency, Inc.  
Lakecrest III  
6060 Primacy Parkway, Suite 434  
Memphis, TN 38119

RECORD AND RETURN TO:  
NATIONS TITLE OF TENNESSEE, INC.  
6060 PRIMACY PARKWAY, SUITE 434  
MEMPHIS, TN 38119  
04TN041056

04-TN-01056

**WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY  
NATIONS TITLE AGENCY OF TENNESSEE, INC., 6060 PRIMACY PARKWAY, SUITE 434, MEMPHIS, TN 38119  
(901) 682-7400

|  |                    |                    |
|--|--------------------|--------------------|
| ADDRESS OF NEW OWNER AS FOLLOWS :                                | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| RUSSELL M. TWADDLE<br>813 HACKBERRY DRIVE<br>SOUTHAVEN, MS 38671 | SAME AS NEW OWNER  | 10741905000759     |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE  
HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE  
RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**STUART PERKINS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS  
DO TRANSFER AND CONVEY UNTO

**RUSSELL M. TWADLE AND THERESA TWADDLE, HUSBAND AND WIFE, JOINT  
TENTANTS WITH FULL RIGHT OF SURVIVORSHIP, BUT NOT AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL  
OF LAND IN DESOTO COUNTY, STATE OF MISSISSIPPI, DESCRIBED AS FOLLOWS, TO-WIT:

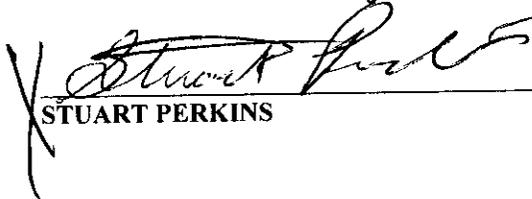
**Lot 759, Section D, Greenbrook, situated in Section 19, Township 1 South, Range 7  
West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, pages  
42-43, in the Office of the Chancery Clerk of DeSoto County, Mississippi..**

Unimproved ( )

This is improved (X) property known as **813 HACKIBERRY DRIVE SOUTHAVEN, MS 38671**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the  
said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and  
possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and  
we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the  
said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number  
shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of April, 2004.

  
STUART PERKINS

STATE MS.-DESOTO CO. <sup>be</sup> <sub>pc</sub>

APR 23 3 45 PM '04

470 PG 334  
CH. CLK.

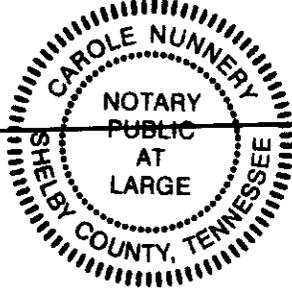
STATE OF *TR*  
COUNTY OF *Shelby*

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STUART PERKINS** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 20 day of April, 2004

Commission Expires: 3-11-08

*Carole Nunnery*  
Notary Public



Grantor:  
STUART PERKINS  
1316 ARMAND DRIVE # 301  
MEMPHIS, TN 38103

Grantee:  
RUSSELL M. TWADDLE  
813 HACKBERRY DRIVE  
SOUTHAVEN, MS 38671

Home: 901-488-1819  
Work: 901-507-5850

Home: 901-503-2166  
Work: 901-452-1187