

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

STATE MS.-DESOTO CO.

MAY 17 11 43 AM '04

BK 472 PG 270
W. E. DAVIS CH. CLK.

Vic Wilson dba Wilson Company,

Grantor

TO

Teressa Ausburn,

Grantee

WARRANTY DEED

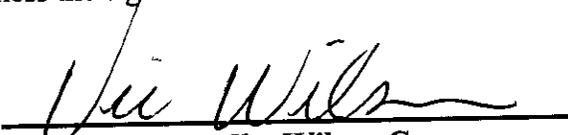
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **Vic Wilson dba Wilson Company**, Grantor, do hereby grant, bargain, sell, convey and warrant unto **Teressa Ausburn**, a Married Woman, 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 116, Phase I, Section A, The Plantation, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown by the plat thereof recorded in Plat Book 36, Pages 33-41, 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 36, pages 33-41; Deed Book 260, Page 139; Book 289, Page 279; Book 310, Page 190 and Book 354, Page 600 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, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

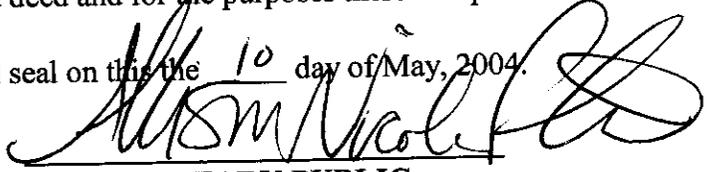
IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 10 day of May, 2004.


Vic Wilson dba Wilson Company

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Vic Wilson dba Wilson Company, 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.

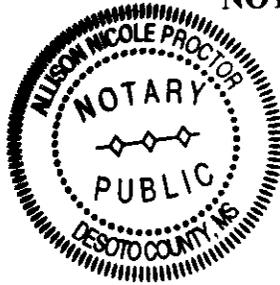
GIVEN under my hand and official seal on this the 10 day of May, 2004.



NOTARY PUBLIC

My Commission Expires:

12-9-2007



Grantor:
Vic Wilson dba Wilson Company

Grantee:
Teresa Ausburn

Address: 9130 Willow Branch Dr Address: 9281 Pontotoc Place

OLIVE BRANCH, Ms. 38654 Olive Branch, MS 38654

Home Telephone: 662-895-0436 Home Telephone: 901-289-6184

Work Telephone: 901-870-5457 Work Telephone: 901-529-5490