

BK 0474 PG 0365

STATE MS. - DESOTO CO. <sup>DC</sup>  
PL

Prepared by ~~and return to:~~  
O'Brien Law Firm, LLC  
1630 Goodman Road East, Suite 5  
Southaven, MS 38671  
(662) 349-3339  
File No. 20040304

JUN 14 2 37 PM '04

BK 474 PG 365  
DE SOTO CO. CLK.

**RETURN TO:**  
EDCO Title & Closing Services, Inc.  
7990 Trinity Road, Suite 101  
Cordova, TN 38018  
(901) 753-2300  
04-0599

JOANN STEBBINS AND HUSBAND,  
PHILLIP L. LEPARD,  
Grantors

TO

WARRANTY DEED

VALERIE CLARK CARSON AND HUSBAND,  
CHARLIE B. CARSON  
Grantee

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, JOANN STEBBINS AND HUSBAND, PHILLIP L. LEPARD do hereby sell, convey and warrant unto VALERIE CLARK CARSON AND HUSBAND, CHARLIE B. CARSON, as tenants by the entirety with full rights of survivorship and not 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 209, Stone Creek Subdivision, Phase B, Plum Point Villages PUD, in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Pages 26-27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

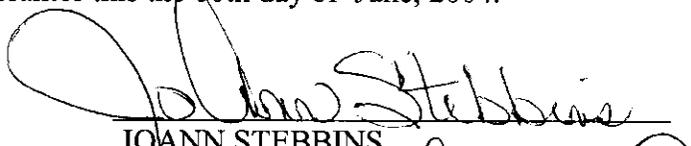
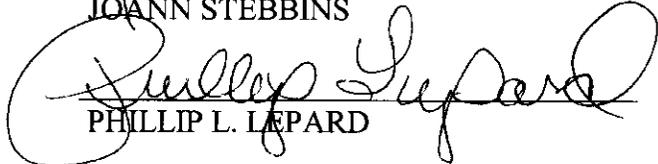
By way of explanation, Phillip L. Lepard hereby joins in this conveyance to convey any homestead interest he may have in the above described property by virtue of his marriage to Joann Stebbins.

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 Grantee.

WITNESS THE SIGNATURE of the Grantor this the 10th day of June, 2004.

  
JOANN STEBBINS  
  
PHILLIP L. LEPARD

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 10<sup>TH</sup> day of June, 2004, within my jurisdiction, the within named, JOANN STEBBINS AND HUSBAND, PHILLIP L. LEPARD who acknowledged that they executed and delivered the above instrument for the purposes described therein.



Christina Bicknell  
Notary Public

My commission expires \_\_\_\_\_

Grantor's Address

1471 Great Oaks Drive  
Southaven, MS 38671  
Home: 662-349-8749  
Work: 901-362-3622

Grantee's Address

5758 Steffani Drive  
Southaven, MS 38671  
Home: 662-7109-2230  
Work: 662-343-9231