

Return to E. Dale Jamieson, Attorney, 350 N. ~~Byhalia~~ Byhalia Road, Collierville, TN 38017
(901) 853-1532

THIS INSTRUMENT PREPARED BY:
JOHN P. ROBERTS, ATTORNEY
6399 STAGE ROAD
BARTLETT, TENNESSEE 38134
(901) 382-8088

BK 0474 PG 0748

STATE MS.-DESOTO CO. *BC*
BC
JUN 21 11 19 AM '04 *BC*

BK 0476 PG 0213

WARRANTY DEED

BK 474 PG 748
M. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 28TH day of MAY, 2004,

by and between

MARIO LAWRENCE AND WIFE, NATALIE A. ROBERTS LAWRENCE,

party of the first part,

and

NICHOLAS J. COOK AND WIFE, ASHLEY COOK,

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Desoto**, State of Mississippi:

This warranty deed being re-recorded to correct property description.

Section A

LOT 125, PHASE 2, ALEXANDERS RIDGE SUBDIVISION, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 75, PAGES 29-30, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property or a part of the same property and description as shown in Warranty Deed of record as BK 0404 PG 0686, in the Chancery Clerk's office of **Desoto** County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except: any taxes not yet due and payable, but constituting a lien, which the party of the second part assumes and agrees to pay; all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the abovedescribed property, including:

any subdivision restrictions of record in Plat Book 75, Page 29-30;

and any easements of record in Plat Book 75, Page 29-30 and Book 0404, Page 0686-0687;

all of record in the Chancery Clerk's Office of **Desoto** County, Mississippi;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Chancery Clerk's Office in said County.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature(s) of the party of the first part the day and year first above written.


MARIO LAWRENCE


NATALIE A. ROBERTS LAWRENCE

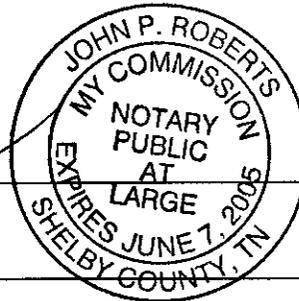
INDIVIDUAL ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, MARIO LAWRENCE AND WIFE, NATALIE A. ROBERTS LAWRENCE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, she or they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28TH day of MAY, 2004.

[Signature]
Notary Public



My Commission Expires: 06/07/05

MAIL TAX BILLS TO:

PROPERTY ADDRESS:

PROPERTY OWNER'S NAME & ADDRESS:

Wells Fargo Bank, N.A.
~~100 South Fifth Street~~
~~Minneapolis, MN 55402-1275~~

7738 PINEY RIDGE COVE
OLIVEBRANCH, MS 38654

NICHOLAS J. COOK
7738 PINEY RIDGE COVE
OLIVEBRANCH, MS 38654

FILE #: 04-05327

T.G.#:

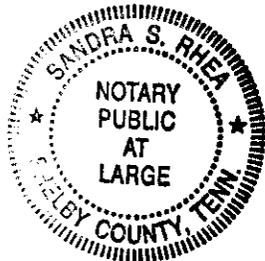
TAX PARCEL I.D#:1068-2703-0-00125-00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$154,900.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this 28TH day MAY, 2004.

[Signature]
Notary Public



My Commission Expires:

MY COMMISSION EXPIRES:
06/21/2006

(FOR REGISTER'S USE ONLY)

RETURN TO:

John P. Roberts, Attorney
6399 Stage Road
Bartlett, Tennessee 38134
(901) 382-8088

Grantor's Address
Mario Lawrence & wife,
Natalie A. Roberts Lawrence
4502 Pope Water Valley Rd.
Pope, MS 38658
Home Phone: n/a
Office Phone: n/a

Grantees Address
Nicholas J. Cook
7738 Piney Ridge Cove
Olive Branch, MS 38654
HomePhone: n/a
Office Phone: n/a

STATE MS.-DESOTO CO
JUL 6 10 33 AM '04

476 PG 213
CLK.