

Prepared by/Return to:  
The Blackburn Law Firm, PLLC  
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STATE MS. - DESOTO CO. *ac*  
*ac*

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BK 476 PG 432  
DAVID CH. CLK.

James M. Duncan dba Southern Cross Builders,)  
)  
Grantor )  
)  
TO )  
)  
Willie J. Johnson, Jr., ET UX )  
)  
Grantees )  
\_\_\_\_\_ )

**WARRANTY DEED**

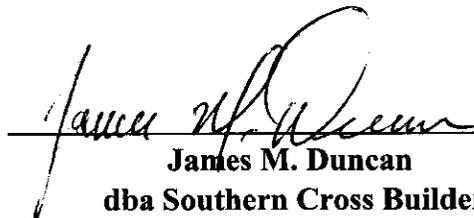
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **James M. Duncan dba Southern Cross Builders**, Grantor, do hereby grant, bargain, sell, convey and warrant unto **Willie J. Johnson and wife, Tamika Johnson**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 210, Section G, The Plantation, Phase I, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 47, Page 15, 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, De Soto 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 47, page 15, Plat Book 36, page 33 and in Deed Book 274, page 231 and/or elsewhere, of the records of De Soto 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 Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

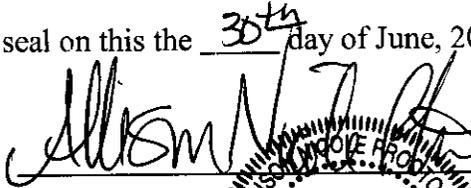
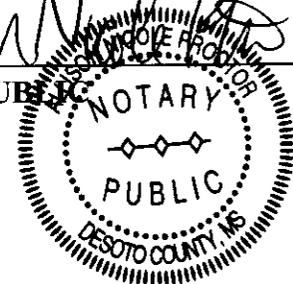
**IN TESTIMONY WHEREOF**, witness the signature of the Grantor on this the 30th day of June, 2004.

  
\_\_\_\_\_  
**James M. Duncan**  
**dba Southern Cross Builders**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **James M. Duncan dba Southern Cross Builders**, 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 30<sup>th</sup> day of June, 2004.

  
NOTARY PUBLIC  


My Commission Expires:  
12-9-07

Grantor:  
James M. Duncan  
dba Southern Cross Builders

Grantees:  
Willie J. Johnson, Jr.  
and wife, Tamika Johnson

Address:  
9350 Quail Rd.  
Olive Branch, MS 38654

Address:  
8300 Montrose Drive  
Olive Branch, MS 38654

Home Telephone: N/A

Home Telephone: N/A

Work Telephone: (901) 497-9214

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