

PREPARED BY AND RETURN TO:  
FILE NO: 04060137  
**REALTY TITLE**  
1306 Goodman Road, Suite 110  
Southaven, MS 38671  
Phone Number: (662) 536-1770

BK 04 77 PG 0303

STATE MS.-DESOTO CO. *76*  
FILED *36*

**WARRANTY DEED** Jul 16 1 33 PM '04

Roshell Rucker Bowman-

BK 477 PG 303 GRANTOR  
W. E. DAVIS CH. CLK.  
GRANTEES

Christopher Dickey and Tammy B. Dickey-

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Roshell Rucker Bowman and husband, Matthew Bowman, do hereby sell, convey and warrant unto Christopher Dickey and wife, Tammy B. Dickey, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 12, Oakwood Park Subdivision, situated in Section 8, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 68, Page 4 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Matthew Bowman, husband of Roshell Rucker Bowman, joins in for the sole purpose of conveying any and all homestead, marital or any other rights he may have by virtue of his marriage to Roshell Rucker Bowman, but no further or otherwise.

Roshell Rucker Bowman hereby states and avows that she is one and the same person as Roshell R. Rucker, a shown in Warranty Deed of record in Book 383, Page 86.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

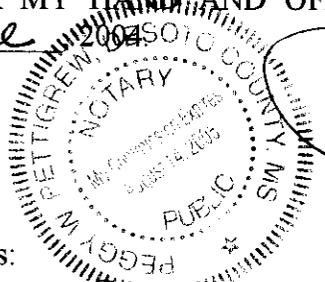
WITNESS our signature this 29<sup>th</sup> day of June, 2004.

*Roshell Rucker Bowman*  
Roshell Rucker Bowman  
*Matthew Bowman*  
Matthew Bowman

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Roshell Rucker Bowman and Matthew Bowman, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 29<sup>th</sup> day of June, 2004.



*Peggy W. Pettigrew*  
Notary Public

Grant<sup>ees</sup> Address:  
7650 Rignore Point W  
Olive Branch 38654

Grant<sup>ees</sup> Address:  
6763 Oak Forest Drive  
Olive Branch, MS 38654  
H 662-890 0139  
W- 901 795-6510

H-662-893 7463  
W-662 895-2911 X123