

WARRANTY DEED

BK 477 PG 346
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned WILLIAM T. HAWKS and wife, DIANE HAWKS, hereinafter referred to as the GRANTORS, and PRENTISS A. TURMAN, JR. and wife, PAMELA TURMAN, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, WILLIAM T. HAWKS and wife, DIANE HAWKS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto PRENTISS A. TURMAN, JR. and wife, PAMELA TURMAN, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 307 and 308, less a strip 40 feet of even width off the West side of said lots, situated in the Town of Hernando, and that certain one-half (1/2) portion of the street between City Lots 307, 308, on the West and City Lots 309 and 310 on the East in Section 13, Township 3 South, Range 8 West that adjoins that certain property described in Deed of Record in Deed Book 177, at Page 246, in the office of the Chancery Clerk of DeSoto County, Mississippi, more particularly described as follows:

Beginning at the northeast corner of Lot 307; thence South along East line of Lot 307 and 308 to the southeast corner of said Lot 308; thence East along the North right-of-way of East Valley Street to the southwest corner of Lot 309; thence North along the West line of Lots 309 and 310 to the northwest corner of said Lot 310; thence West along the South right-of-way of Northern Street to the Point of Beginning.

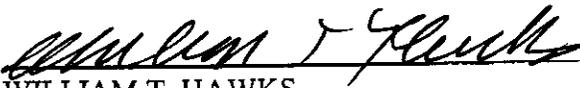
The foregoing covenant of warranty is made subject to the following: all rights of ways and

easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to all restrictive covenants, building restrictions and easements of record; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2004 shall be prorated as of the date of this deed and taxes and assessments for the year 2005 shall be the responsibility of the GRANTEE, and/or his successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR, **WILLIAM T. HAWKS** on this the 14 day of July 2004.


WILLIAM T. HAWKS

WITNESS the signature of the GRANTOR, **DIANE HAWKS** on this the 15 day of July 2004.


DIANE HAWKS

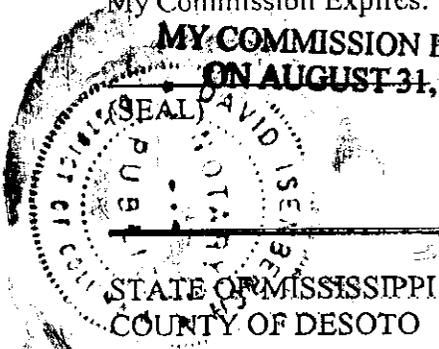
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STATE OF Washington, D.C.
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of July, 2004, within my jurisdiction, the within named **WILLIAM T. HAWKS**, who acknowledged that he executed the above and foregoing instrument.

David Tamberg

NOTARY PUBLIC

My Commission Expires:
**MY COMMISSION EXPIRES
ON AUGUST 31, 2005**



Personally appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of July, 2004, within my jurisdiction, the within named **DIANE HAWKS**, who acknowledged that she executed the above and foregoing instrument.

Mary E. Brown

NOTARY PUBLIC



GRANTORS' ADDRESS:
P.O. Box 446
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

161 Northern Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469

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