

File No: 04-820
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

BK0477PG0416

STATE MS.-DESOTO CO. FILED SS SS

JUL 19 1 37 PM '04

WARRANTY DEED

BK 477 PG 416
W.F. DAVIS CH. CLK.

WILLIAM MARK HIXSON ET UX

GRANTOR(S)

TO

LOWELL F. FAIRLEY ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM MARK HIXSON AND WIFE, CARLENE HIXSON, do hereby sell, convey and warrant unto LOWELL F. FAIRLEY AND WIFE, NADINE S. FAIRLEY, 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, described as follows, to-wit:

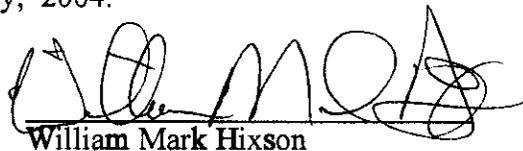
Lot 60, Section B, Phase I, Wedgewood Farms Subdivision, situated in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 63, Page 12-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

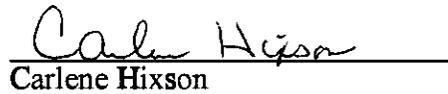
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given on July 15, 2004.

WITNESS our signatures this the 12th day of July, 2004.


William Mark Hixson


Carlene Hixson

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 12th day of July, 2004 within my jurisdiction, the within named William Mark Nixson and wife, Carlene Hixson, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

Grantor Address & Phone:

2483 Manning Cr. S.
Derbit, MS 38651
Home: 901-301-9950
Work: 662-393-9948




NOTARY PUBLIC

Grantee Address & Phone:

4772 Joyce Place
Olive Branch, MS 38654
Home: 662-890-4600
Work: N/A