

File No: 04-832
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

BK 04 77 PG 04 18
STATE MS.-DESOTO CO.
FILED
SS
SS
Jul 19 1 40 PM '04

BK 477 PG 418
W.E. DAVIS CH. CLK.

WARRANTY DEED

SPRING PLACE ESTATES, LLC

GRANTORS

TO

TODD STEPHENS

GRANTEES

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, SPRING PLACE ESTATES, LLC, does hereby sell, convey and warrant unto TODD STEPHENS, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 24, Spring Place Estates, situated in Section 11, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 87, Page 36, 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 restrictive covenants of record; Further subject to Restrictive Covenants of record in Book 475, Page 724, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This lot may contain filled land. The Grantor will not be responsible or liable for any claims of any kind or character because this lot contains filled land.

Taxes for the current year to be pro-rated upon receipt of tax bill..

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said Spring Place Estates, LLC this 13th day of July, 2004.

SPRING PLACE ESTATES, LLC

BY: *Jon A. Reeves*
Jon A. Reeves, Manager

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 13th day of July, 2004, within my jurisdiction, the within named Jon A. Reeves, who acknowledged that he is a Manager of Spring Place Estates, LLC, and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

Grantor's Address:
P.O. Box 167
Southaven, MS 38671
Business: 662-393-4250

Notary Public
Grantees' Address:
*6840 Oak Shadow Lane
Oliver Branch, MS 38654
work: 662-893-0000
Home: 662-893-0304*

