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WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned MICHAEL R. BASHAM, hereinafter referred to as the GRANTOR, and KENNETH M. SITTON and wife, SANDRA L. SITTON, 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 GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, MICHAEL R. BASHAM, the GRANTOR does hereby and by these presents sell, convey, and warrant unto KENNETH M. SITTON and wife, SANDRA L. SITTON, 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 157, Section D, Deer Creek Subdivision, situated in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 77, Page 30, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to 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; and 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 all restrictive covenants,

building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision at Plat Book 77 Page 30 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The Grantor herein warrants that the property being conveyed is no part or parcel of his homestead.

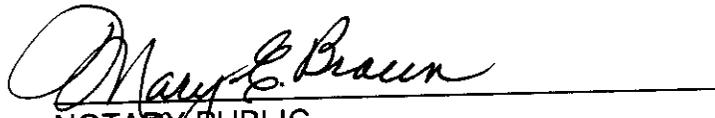
Possession shall be given upon delivery of this deed.

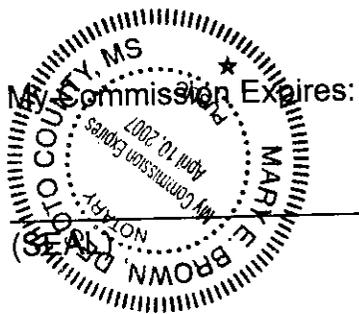
WITNESS the signature of the GRANTOR on this the 29th day of July, 2004.


MICHAEL R. BASHAM

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 29th day of July, 2004, within my jurisdiction, the within named MICHAEL R. BASHAM who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC



GRANTORS' ADDRESS:

5697 Darby Cove W.
Horn Lake, MS 38637
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:

173 Elkwood
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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