

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Michael P. Otto, AND GLENDA K. OTTO, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to Michael P. Otto, Grantors, and Cody B. Farris, a married person, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS, and more particularly described as follows, to-wit:

Lot 134, Gardens of Greenbrook, located in Section 30, Township 1 South, Range 7 West, City of Southaven, Desoto County, Mississippi as shown in plat Book 44, Page 25 in the Chancery Clerk's office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

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- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 7th day of September, 2004.

Michael P. Otto  
 Michael P. Otto

Glenda K. Otto  
 Glenda K. Otto

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Michael P. Otto and Glenda K. Otto who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of September, 2004.

Freda R. Buckingham  
 NOTARY PUBLIC

(SEAL)



My Commission Expires  
 ADDRESS OF GRANTEE  
 7717 Lilly Dr  
 Southaven, MS 38671  
 Home: 662-343-1077  
 Work: 601-359-1077

ADDRESS OF GRANTEE:  
 7717 Lilly Drive  
 Southaven, MS 38671  
 Home: 601-353-6167  
 Work: 601-344-4262

**PREPARED BY AND RETURN TO:**  
**HOLCOMB DUNBAR, P.A.**  
**P. O. BOX 190**  
**SOUTHAVEN, MS 38671-0190**  
**(662) 349-0664**

**FILE# 804388/JSM**