

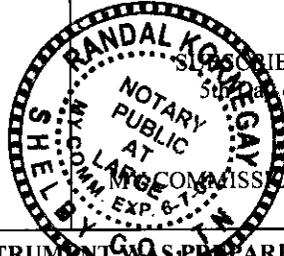
11/04/04 11:10:00

WARRANTY DEED

BK 485 PG 750
DESOTO COUNTY, MS.
W.E. DAVIS, CH CLERK

ps
ps

STATE OF TENNESSEE
COUNTY OF DeSoto
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER, FOR THIS TRANSFER IS \$115,000.00



Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th Day of October, 2004.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Accurate Title & Escrow, Inc. Linda Boyd, 8245 Cordova Road Ste 100 A Cordova, TN 38018

901-969-0077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Jennifer H. Price	SEND TAX BILLS TO: Jennifer H. Price	MAP-PARCEL NUMBERS
(NAME) 3355 Mayfair Drive	(NAME) 119 Plum Point	2083 0602.0 00117.00
(ADDRESS) Horn Lake, MS 38637	(ADDRESS) Senatobia, MS 38668	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Marvin L. Barnes and Lewis B. Barnes, father and son**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer H. Price, a married person** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DeSoto County, State of Mississippi, described as follows, to-wit:

Lot 1157, Section C, DeSoto Village Subdivision, in Section 23, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 10, pages 3-8, in the Chancery's Clerk office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Property Address: 3355 Mayfair Drive Horn Lake, MS 38637

Being the same property conveyed to Willie L. Taylor by Quit Claim Deed from Willie L. Taylor and Earline Washington, dated 2/1/99, filed in Book 0347, page 0016, said Register's Office.

Also being the same property conveyed to Lem Adams, III by Substitution of Trustee from JP Morgan Chase Bank, as Trustee, dated 10/29/03, filed in Book 1865, page 0280, said Register's Office.

Also being the same property conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed from Lem Adams, III, Substitute Trustee, dated 12/18/03, filed in Book 0462, page 0051, said Register's Office.

Also being the same property conveyed to Marvin L. Barnes and Lewis B. Barnes, as joint tenants with full rights of survivorship, by Warranty Deed from Residential Funding Corporation as Attorney-in-Fact for JP Morgan Chase Bank as Trustee, dated 5/18/04, filed in Book 0473, page 0124, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ()
improved(X) property, known as 3355 Mayfair Drive Horn Lake MS 38637
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th Day of October, 2004.

Investment Property

Marvin L. Barnes

Lewis B. Barnes

Marvin L. Barnes

Lewis B. Barnes

110 Main St
Senatobia, MS. 38668
901-404-1102
2nd # N/A

STATE OF TENNESSEE)

ss

COUNTY OF ~~DeSoto~~)
Shelby

Before me, the undersigned Notary Public, personally appeared Marvin L. Barnes and Lewis B. Barnes, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**father and son*

Witness my hand and official seal this 5th Day of October, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

