

11/30/04 10:16:54
BK 487 PG 591
DESDOTO COUNTY, MS
W.E. DAVIS, CH CLERK

BC
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Indexing Instruction: Section 13, Township 4 South, Range 8 East

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gail Dunn, a married woman** Grantor, does hereby sell, convey and warrant unto **Gail Dunn and James Rogers Dunn, wife and husband, as joint tenants with rights of survivorship**, Grantees, the following described land and property situated in the De Soto County, Mississippi, to-wit:

LOT 15, SECTION "A", BUENA VISTA LAKES SUBDIVISION, SITUATED IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGES 34-37, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

PROPERTY ACQUIRED BY GAIL DUNN BY WARRANTY DEED DATED JANUARY 27, 1999 AND RECORDED IN THE CONVEYANCE RECORDS AT BOOK 347, PAGE 426 OF DE SOTO COUNTY, MISSISSIPPI.

Tax ID# 4086-13010-0001500

This conveyance is subject to all protective covenants, rights of way, easements, mineral reservations or conveyances of record pertaining to the subject property.

TO HAVE AND TO HOLD the above described property, together with all and singular, the tenements, hereditaments, rights, and appurtenances thereto in anywise belonging unto the said Grantees, and their successors and assigns, forever. Grantors hereby binds their selves and their successors and warrant and forever defend all and singular the said premises unto the same Grantees and its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof, by, through, or under it, but not otherwise.

It is understood and agreed that taxes for the year _____ have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration is incorrect, then the Grantors agree to pay to the Grantees any deficit on an actual proration, and likewise, the Grantees agree to pay to the Grantors any amounts overpaid by _____

WITNESS THE SIGNATURE OF THE GRANTOR this 19th day of Nov, 2004


GRANTOR: Gail Dunn

8970 E. Thunderbird Drive
Hernando, MS 68632
() NA N/A

GRANTEES:
Gail Dunn and James Rogers Dunn
8970 E. Thunderbird Drive
Hernando, MS 68632
() NA N/A

STATE OF MISSISSIPPI)
COUNTY OF Desoto

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this _____ day of _____, 2004, within my jurisdiction, the within named Gail Dunn, a married woman, and who acknowledged to me that she executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned..

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

Alice A Campbell

NOTARY PUBLIC

My Commission Expires:

03-23-2007

This instrument prepared by:
Wheells & Rozanski
Richard Rozanski
2313 S. MacArthur Dr.
Alexandria, LA 71301
(318) 445-5600



NO TITLE EXAM PERFORMED BY PREPARER. LEGAL DESCRIPTION, PARTIES' NAMES, TENANCY, PARCEL NUMBER, STREET ADDRESS, TAX MAILING ADDRESS AND LAST RECORDED REFERENCE PROVIDED BY PARTIES WITHOUT KNOWN ACCURACY BY PREPARER.