

# WARRANTY DEED

12/08/04 11:11:23  
BK 488 PG 391  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

BC  
BC

THIS WARRANTY DEED made and entered into this day by and between Clarence E. Smith, Grantor, and Frank Pondexter and Kim Cody, Grantees,  
**(BOTH UNMARRIED)**

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees 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 Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 35, Phase A, Section A, Worthington Subdivision, in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Pages 46-48, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their 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.
- 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.

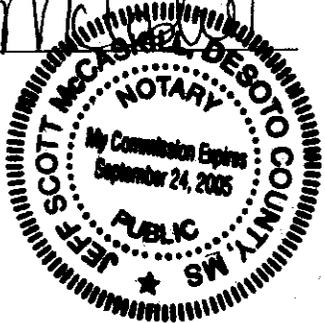
IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 12th day of November, 2004.

*Clarence E. Smith*  
Clarence E. Smith

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Clarence E. Smith, who acknowledged that he 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 12th day of November, 2004.

*Jeff Scott McCaskey*  
NOTARY PUBLIC  


(SEAL)

My Commission Expires: 9/24/2005

ADDRESS OF GRANTOR:

2290 Appleton Cove  
Southaven, MS 38671  
Home: N/A  
Work: N/A 662-349-0664

ADDRESS OF GRANTEES:

6198 Chester Cove  
Southaven, MS 38671  
Home: 901-306-4547  
Work: 901-525-1441  
901-348-4864

~~PREPARED BY AND RETURN TO:~~

HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(662) 349-0664

Prepared by and returned to:

The Orange Law Firm, PC  
6750 Poplar Avenue #419  
Memphis, TN 38138  
901-753-9499  
FILE# 804502/JSM