

BOBBY G. WATTS and wife, TERI R. WATTS,
GRANTORS

WARRANTY
DEED

TO

ANTHONY A. PIGOTT and wife, MARTINA PIGOTT,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, Bobby G. Watts and wife, Teri R. Watts, do hereby sell, convey, and warrant unto Anthony A. Pigott and wife, Martina Pigott, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 14, Section "C", Baker Ridge Subdivision, located in Section 27, Township 2 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 60, Pages 8-13 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 60, Pages 8-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Teri R. Watts joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which she may now have or hereafter acquire in the above described property.

Taxes for 2004 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 15th day of December, 2004.

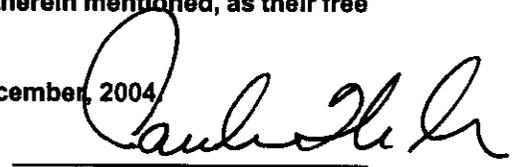

Bobby G. Watts


Teri R. Watts

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named BOBBY G. WATTS AND WIFE, TERI R. WATTS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of December, 2004.


Notary Public

My commission expires:



Grantors Address:
2545 Hillcrest Cr.
Horn Lake, MS 38638
Home Phone Number: 342-2284
Business Number: 901-848-5482

Grantees Address:
8890 Scenic Ridge Cove
Lake Cormorant, MS 38641
Home Phone Number: n-a
Business Number: n-a

Prepared By:
Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575