

Prepared By and Return To:
Holland and Zuefle, Attorneys at Law
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12/28/04 11:50:45
BK 489 PG 395
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**NANCY ANN WATTS n/k/a
NANCY ANN MIDDLETON and husband
WILLIAM E. MIDDLETON, JR.
GRANTORS**

TO

WARRANTY DEED

**HUGH V. STATEN, JR.,
unmarried
GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **NANCY ANN WATTS n/k/a NANCY ANN MIDDLETON and husband, WILLIAM E. MIDDLETON, JR.**, Grantors, do hereby sell, convey, and warrant unto **HUGH V. STATEN, JR., unmarried**, Grantee, all of my interest in and to the following described property lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Lot 36, Section "A", Shadow Oaks Subdivision, located in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in affect in DeSoto County, all applicable building restrictions, Health Department regulations rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record and prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforementioned real property.

It is understood and agreed that the taxes for the year 2004 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantors agrees to pay Grantee or his assigns any deficiency and likewise Grantee agree to pay Grantors or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

William E. Middleton, Jr., although he claims no homestead interest, joins in this conveyance to convey any homestead interest he may have.

WITNESS the signatures of the Grantors, this the 22nd day of December, 2004.

Nancy Ann Watts
NANCY ANN WATTS n/k/a
NANCY ANN MIDDLETON

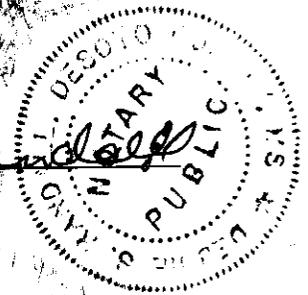
William E. Middleton Jr
WILLIAM E. MIDDLETON, JR.

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Nancy Ann Watts n/k/a Nancy Ann Middleton and husband, William E. Middleton, Jr., who acknowledged that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 22nd day of December, 2004.

William S. Randall
Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 10, 2007
BONDED THRU STEGALL NOTARY SERVICE

GRANTOR'S ADDRESS:

924 Pine Birch Place
Southaven, MS 38671
Work Phone: None
Home Phone: 901-734-8918

GRANTEE'S ADDRESS:

4155 Shadow Oaks
Horn Lake, MS 38637
Work Phone: Same
Home Phone: 901-359-8466

INDEXING INSTRUCTIONS: Lot 36, Section A, Shadow Oaks Subdivision, Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi.