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***WARRANTY DEED***

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This Deed of Conveyance is this day made by the undersigned TALMADGE LANE and wife, MARY DEAN LANE, hereinafter referred to as the GRANTOR, and WALTER CARDONA, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, TALMADGE LANE and wife, MARY DEAN LANE, the GRANTORS do hereby and by these presents sell, convey, and warrant unto WALTER CARDONA, the GRANTEE, the hereinafter described real property located in the City of Horn Lake, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 784, Section "B", North ½, DeSoto Village Subdivision, as situated in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi as found at Plat Book 8 Pages 12-15 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which recorded plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities; all subdivision and zoning regulations in effect in the City of Horn Lake, DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to all

restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

That by way of explanation Talmadge H. Lane has duly appointed Mary Dean Lane as his attorney in fact pursuant to that certain Durable Power of Attorney as recorded at Power of Attorney and Contract Book P-104 Page 63 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which reference is hereby made. That by way of further explanation the Grantor's warrant that the property being conveyed is not part or parcel of their homestead.

Taxes and assessments against said property for the year 2005 shall be prorated as of the date of this deed and taxes and assessments for the year 2006 shall be the responsibility of the GRANTEE, and/or his successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 7th day of January, 2005.

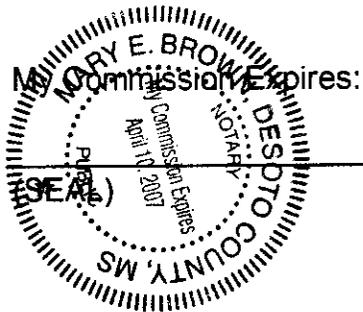
Mary Dean Lane, POA  
 MARY DEAN LANE AS ATTORNEY IN FACT  
 FOR TALMADGE H. LANE

Mary Dean Lane  
 MARY DEAN LANE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of January, 2005, within my jurisdiction, the within named Mary Dean Lane, who acknowledged that she is Power of Attorney for Talmadge H. Lane as duly appointed at Power of Attorney Book 104 Page 63 in the Chancery Clerk of DeSoto County, Mississippi and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

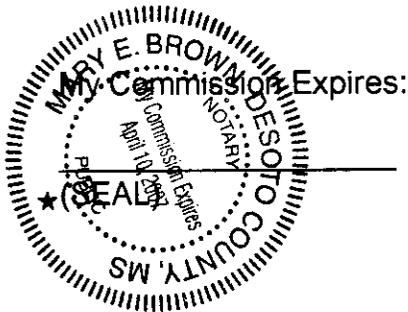
*Mary E. Brown*  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 7th day of January, 2005, within my jurisdiction, the within named Mary Dean Lane, who acknowledged that she executed the above and foregoing instrument.

*Mary E. Brown*  
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NOTARY PUBLIC



GRANTORS' ADDRESS:  
1607 Gilford Cove  
Southaven, Mississippi 38671  
RES. TEL.: 662-393-3457  
BUS. TEL.: N/A

GRANTEES' ADDRESS:  
4859 Tucker Ridge Road  
Walls, MS 38680  
RES. TEL.: N/A  
BUS. TEL.: N/A

Prepared by:  
KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
662-429-3469

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