

PREPARED BY AND RETURN TO:

# REALTY TITLE

6397 Goodman Road, Suite 112  
Olive Branch, MS 38654  
(662)893-8077  
File No. 05080016

1/31/05 11:52:46  
BK 491 PG 498  
DESDOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

Michael W. Stanford - GRANTOR

Patricia Mitchell - GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Michael W. Stanford does hereby sell, convey and warrant unto Patricia Mitchell, an unmarried person, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

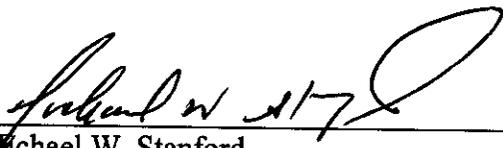
Lot 49, Section B, Dogwood Manor Subdivision, situated in Section 34, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 67, Page 22 in the Chancery Clerk's Office of DeSoto County, Mississippi.

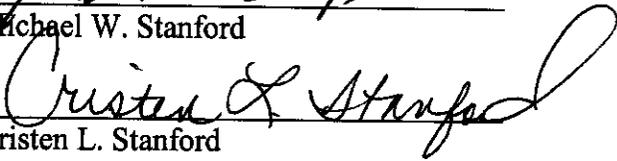
Cristen L. Stanford joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest she may have in the above captioned property by virtue of her marriage to Michael W. Stanford.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

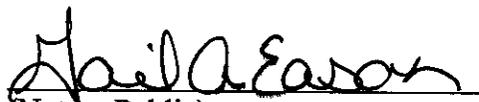
WITNESS our signature this 27<sup>th</sup> day of January, 2005.

  
Michael W. Stanford

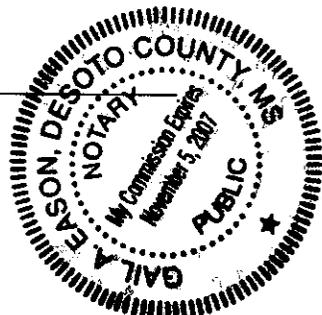
  
Cristen L. Stanford

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27<sup>th</sup> day of January, 2005 within my jurisdiction, the within named Michael W. Stanford, who acknowledged that he/she/they executed the above and foregoing instrument.

  
(Notary Public)

My commission expires:



STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of JANUARY, 2005, within my jurisdiction, the within named Cristen L. Stanford, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires \_\_\_\_\_



[Signature]  
(Notary Public)

MY COMMISSION EXPIRES: 1-31-2007

Grantors' Address:

21500 Highway 18 N.

Toone, TN 38381

H-731-659-3832

Phone # W-901-761-4429

Grantees' Address:

9749 Dogwood Ct. W

Olive Branch, MS 38654

H-662-895-9215

Phone # W-901-797-4853