

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Amelia L. Brown formerly known as Amelia A. Lovorn, and Aubrey Lee Brown Jr., who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to the property by virtue of his marriage to Amelia L. Brown, Grantors, and Kevin Cook and Karen L. Cook, husband and wife, Grantees,

### 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 Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full rights 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 37, VILLAGE SQUARE SUBDIVISION, SITUATED IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGE 15, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

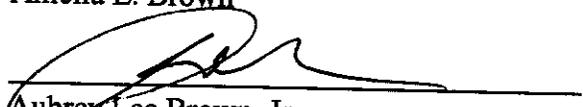
TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

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- 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 31st day of January, 2005.

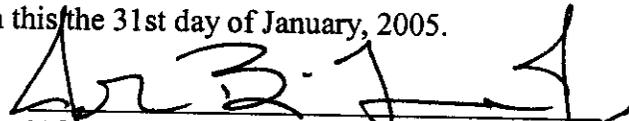
  
 \_\_\_\_\_  
 Amelia L. Brown

  
 \_\_\_\_\_  
 Aubrey Lee Brown, Jr.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

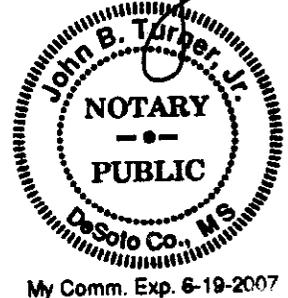
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Amelia L. Brown formerly known as Amelia A. Lovorn, and Aubrey Lee Brown, Jr., who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 31st day of January, 2005.

  
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 NOTARY PUBLIC

My Commission Expires:  
 ADDRESS OF GRANTOR:  
 552 Montaigne Blvd.  
 Memphis TN 38103  
 Home: 901-528-0175  
 Work: 901-524-4961

ADDRESS OF GRANTEE:  
 7128 Village Lane  
 Olive Branch, MS 38654  
 Home: N/A  
 Work: N/A



**PREPARED BY AND RETURN TO:**  
**BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.**  
 P. O. BOX 190  
 SOUTHAVEN, MS 38671-0190  
 (662) 349-0664

FILE# 805018/JBT