

This Instrument Prepared by:  
Accurate Title and Escrow Inc.  
8245 Cordova Road Ste 100A  
Cordova, Tennessee 38016  
901-969-0077

**QUITCLAIM DEED**

**Property Address:**

ADDRESS NEW OWNER  
Patrick L. Duffy & Anthony Fontana  
2107 Heather Ridge  
Southaven, MS 38671

SEND TAX BILLS TO:  
Patrick L. Duffy & Anthony Fontana  
2107 Heather Ridge  
Southaven, MS 38671

MAP & Parcel  
1078 2809.0 00076.00

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Patrick L. Duffy, married, GRANTOR**, does hereby quitclaim and convey unto **Patrick L. Duffy, married and Anthony Fontana, a single person GRANTEE**, all right, title and interest in or marital interest and to a certain tract or parcel of land being more particularly described as follows:

Lot 76, Section B, Southern Trace Subdivision, in Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 6, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Patrick L. Duffy, a married person by Warranty Deed from Chambliss Builders, Inc., dated 02/26/99, filed in Book 0348, Page 0286, said Register' s Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her hand this 7<sup>th</sup> day of October, 2004.

GRANTOR:

Patrick L. Duffy  
Patrick L. Duffy \*\*\*Investment Property\*\*\*

Grantor  
Anthony Fontana  
16118 Southwest 2<sup>nd</sup>  
Palm Bk Pine, FL  
33027  
961-442-7172  
954-252-9041

Grantee  
Patrick Duffy  
2107 Heather Ridge  
Southaven MS 38671  
662-343-5566  
662-429-8432

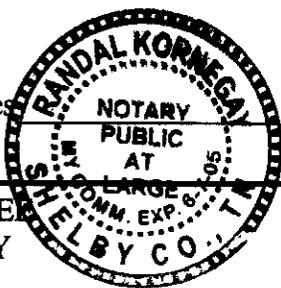
\*\*\*Investment Property\*\*\*

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, a Notary Public of said county and state, the within named **Patrick L. Duffy, a married person** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28<sup>th</sup> day of October, 2004

My Commission Expires:



[Signature]  
Notary Public

STATE OF TENNESSEE  
COUNTY OF SHELBY

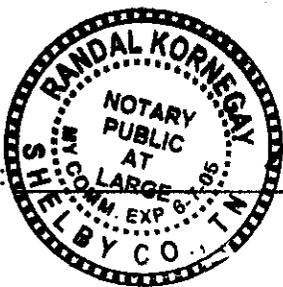
The actual consideration for this transfer is \$-0-.

TBoop

Affiant

Subscribed and sworn to before me, this the 28<sup>th</sup> day of October, 2004

My Commission Expires:



[Signature]  
Notary Public