

#05030099

5/03/05 10:09:55
BK 498 PG 490
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **April, 2005**, by and between **Christopher Michael Marple and Traci Breard Marple, husband and wife**, parties of the first part, and **John Keller**, _____, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **Mississippi**.

Lot 75, Section D, Olive Ridge Subdivision, located in Section 26, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 51, Page 17, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to the Grantor(s) herein as shown in Warranty Deed of record in Plat Book 307, Page 69 in said Chancery Clerk's Office.

Parcel #: 1067-2616-00076

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

*Realty Title
felex*

WARRANTY DEED.LSS

LSS LASER FORMS (800) 318-2781

WITNESS the signature of the party of the first part the day and year first above written.

Christopher Michael Marple
Christopher Michael Marple

Traci Breard Marple
Traci Breard Marple

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Michael Marple and Traci Breard Marple** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 29th day of April, 2005.



[Signature]
Notary Public

My commission expires:

Property address: **10767 Ridgefield
Olive Branch, Mississippi 38654**

Grantor's address **. 313 Summit Rd
LaPlace LA 70068**
...

Grantee's address **10767 Ridgefield
Olive Branch, Mississippi
38654**

Phone No.: **W 985 652 2131**
Phone No.: **W 901 922 -8693**

Phone No.: **901-888-2124 (W)**
Phone No.: **901-337-1014 (C)**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**John Keller
10767 Ridgefield
Olive Branch, Mississippi 38654**

This instrument prepared by:
Southern Trust Title Company

**6465 Quail Hollow, Suite #300
Memphis, TN 38120
(901) 751-7955**

File No.: **811004S**

Return to:

**Southern Trust Title Company
6465 Quail Hollow, Suite #300
Memphis, TN 38120**

**Realty Title
7700 Poplar Avenue Suite 200
Germantown, TN 38138
901-259-3282**

(FOR RECORDING DATA ONLY)