

8/03/05 11:39:24
BK 506 P6 350
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Warranty Deed

THIS INDENTURE, made and entered into this 8th day of July 2005

by and between TRACY M. WILLIAMS, a married person

of the first part, and NITA JACKSON, a single person

WITNESSETH: That for the consideration hereinafter expressed the said _____ party/parties _____ of the second part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in HORN LAKE County of DESOTO State of MS

Land situated in DeSoto County Mississippi to wit:

Lot 601, Section B, in South half and Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 33 and 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk's of DeSoto County Mississippi.

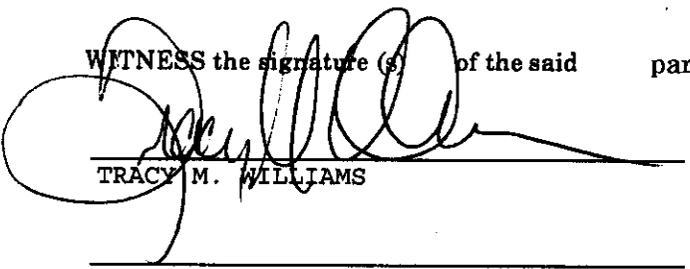
Being the same property conveyed to grantor, Tracy M. Williams, a married person, herein by Warranty Deed of record at Book 305, Page 538, dated August 26, 1996, filed August 27, 1996, in the Chancery Clerk's Office of DeSoto County Mississippi.

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

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2006 Memphis City and 2005 Shelby County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 8, Page 16-21, all being of record in said Register's Office.

and that the title and quiet possession thereto _____ he/she/they _____ will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) _____ of the said party/parties _____ of the first part the day and year first above written.


TRACY M. WILLIAMS

Equity
Title
DHL



INDIVIDUAL
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, P. BRADFORD FRANKS
a Notary Public of said County and State, TRACY M. WILLIAMS

the within named bargainer,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2005.

P. Bradford Franks
Notary Public
My Commission Expires 10th day of April, 2007.

INDIVIDUAL
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____
a Notary Public of said County and State, _____

the within named bargainer,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2005.

Notary Public
My Commission Expires _____ day of _____, 20__.

ATTORNEY IN FACT
STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, _____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____

acknowledged that he executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____

Notary Public
My Commission Expires _____ day of _____, 20__.

PARTNERSHIP
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____

the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, _____

Notary Public
My Commission Expires _____ day of _____, 20__.

File Number: E17045/SH
Parcel Number: 1088-3301-0601

(FOR RECORDING DATA ONLY)

Property address: 3020 FAIRLANE
HORN LAKE, MS 38637
Mail tax bills to: (Person or Agency responsible for payment of taxes)

~~PREMIER PLUS MORTGAGE, INC.~~ NITA JACKSON

3020 Fairlane
HORN LAKE MS 38637

This instrument prepared by: Equity Title & Escrow Co. of Memphis, LLC
6373 Quail Hollow Road, Suite 102
Memphis, Tennessee 38120

State tax..... \$.....
Register's fee.....
Recording fee..... 36.00
Total

T.G. #
Return to: Prepared by and return to:
Equity Title & Escrow Co.
6373 Quail Hollow, Suite 102
Memphis, Tennessee 38120
(901)374-0089

Property Owner's Name and Address
NITA JACKSON

3020 FAIRLANE
HORN LAKE, MS 38637

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$.....77,900.00....., which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Subscribed and sworn to before me this 8th day of July, 2005.

Notary Public
My Commission Expires:

GRANTEE: GRANTOR!
Nita Jackson
3020 Fairlane
Horn Lake, Ms
38637
HM-901-345-4089
WK-901-363-0633
Tracy Williams
8120 Vale Cove
HERNANDO, MS
38632
HM-662-893-1284
WK-662-737-1700