

WARRANTY DEED

THIS INDENTURE, made and entered into this **15th** day of **July, 2005**, by and between **Gary Lee Nichols, an unmarried person**, party of the first part, and **Jennifer L. Keaton, an unmarried person**, party 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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party 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 70, Section B, MAGNOLIA LAKES Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 63, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantor by Warranty deed recorded in Book 0358, Page 0088, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel No. 1067-3530.0-00070.00.

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.

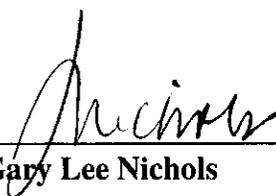
The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforesaid real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

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.

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

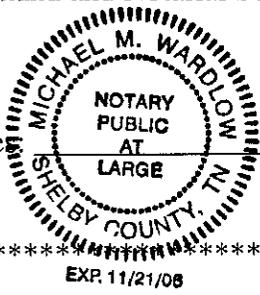


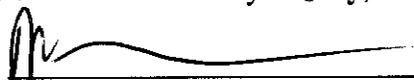
Gary Lee Nichols

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gary Lee Nichols** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **15th** day of **July, 2005**.

My commission expires _____




Notary Public

Property address: **6327 Oak Run Dr. W.
Olive Branch, Mississippi 38654**

Grantor's address	503-A Landview Drive Ft. Walton, Florida 32547	Grantee's address	6327 Oak Run Dr. W. Olive Branch, Mississippi 38654
Phone No.:	901-751-7955	Phone No.:	901.854.5423
Phone No.:	N/A	Phone No.:	901.821.7162

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**SunTrust Mortgage, Inc.
7770 Poplar Avenue, Suite 103
Germantown, TN 38138**

This instrument prepared by and Return To::
**Southern Trust Title Company
6465 Quail Hollow, Suite #300
Memphis, TN 38120
901.751.7955**

File No.: **890743S**

(FOR RECORDING DATA ONLY)