9/08/05 12:10:23
BK 509 PG 324
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 20050492

Prepared By And Return To:
Realty Title
1326 Goodman Road
Southaven, MS 38671
(662) 536 - 1770

MELISSA RAY CRANE AND HUSBAND,
ROBERT A. CRANE
Grantors

TO

WARRANTY DEED

JOSHUA K. NUCE AND WIFE,
LESLIE N. NUCE

Grantees

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 undersigned, MELISSA RAY CRANE AND HUSBAND, ROBERT A. CRANE do hereby sell, convey and warrant unto JOSHUA K. NUCE AND WIFE, LESLIE N. NUCE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 342, Section A, Tipton Pollard PUD, in Section 1, Township 2 South, Range 8 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 30-31, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Robert A. Crane hereby joins in the execution of this instrument to convey any homestead interest he may have in the above described property by virtue of his marriage to Melissa Ray Crane.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforedescribed real property.

Possession will be given upon delivery of this deed.

Taxes for the year 2005 will be prorated between the Grantors and Grantees.

Realty

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WITNESS THE SIGNATURE of the Grantor this the 2 day of September, 2005.

Melissa Ray Crane
MELISSA RAY CRANE

Robert A. Crane
ROBERT A. CRANE

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 2 day of September, 2005, within my jurisdiction, the within named, Melissa Ray Crane and husband, Robert A. Crane, who acknowledged that he/she/they executed the above instrument for the purposes described therein.

DEANNA CHRISTIAN BICKNELL, DESOTO COUNTY, MS
NOTARY PUBLIC
My Commission Expires April 6, 2006

Deanna Christian Bicknell
Notary Public

My commission expires:

Grantor's Address

PO Box 103 Hom Lake, MS 38637
Home: (901) 383-3006
Work: (662) 393-4608

Grantee's Address

5516 Bradley Lane, Southaven, MS 38671

Home: 901-484-2403
Work: 901-484-2403