

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of August, 2005 by and between DARIN M. DAY and wife, CHERONE M. DAY, parties of the first part, and MICHAEL KINZER and wife, AUNDREA KINZER, as joint tenants by the entirety with full rights of survivorship and not as tenants in common, 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 which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 110, Section D, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, Desoto County, Mississippi, as shown by plat appearing of record in Plat Book 36, Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Darin M. Day and wife, Cherone M. Day in Warranty Deed of record in Book 0402, Page 0503 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 or in any wise unto the said party of the second part, his 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 the lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for zoning regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in Desoto County Mississippi and that the title and quiet possession thereto the will warrant and forever defend 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 thereof.

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

Darin M. Day
DARIN M. DAY
Cherone M. Day
CHERONE M. DAY

STATE OF Mississippi
COUNTY OF Benton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DARIN M. DAY AND CHERONE M. DAY, to me known, or proved to me on the basis of satisfactory evidence, to the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes contained therein.

WITNESS my hand and Notarial Seal at office this 31th day of AUGUST, 2005.



Donna K. Ball
Notary Public

My Commission Expires:

(FOR RECORDING DATA ONLY)

Grantees Name: MICHAEL KINZER
AUNDREA KINZER
Property Address: 10221 Hyman Drive
Olive Branch, MS 38654

Phone No. (901) 870-1410
Phone No. (901) 487-9898

Grantors Name: DARIN M. DAY
CHERONE M. DAY
6390 Braybourne Place
Olive Branch, Ms. 38654
Phone No. (662) 893-0550
Phone No. (901) 497-8672

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lincoln Hodges

Attorney at Law

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Southaven, MS 38671

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