

# WARRANTY DEED

**Loretta Newell, unmarried**

**Grantor(s)**

To

**Johnny Burks, unamrried**

**Grantee(s)**

**THIS INDENTURE** made and entered into this 31st day of **October, 2005**, by and between  
**Loretta Newell, unmarried**

party of the first part, and

**Johnny Burks, unmarried**

party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to wit:

Lot 64, Section C, Kingston West Subdivision, situated in Section 28, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Page 15, in the Chancery Clerk's Office of DeSoto County, Mississippi.

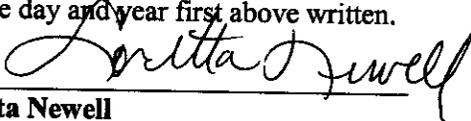
Being all or part of the same property conveyed to the Grantor(s) herein by Warranty Deed of record in Book 291, Page 359, in said Register's Office.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2005 Shelby County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 54, Page 15, all being of record in said Register's Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

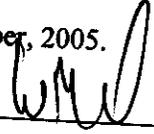
**WITNESS** the signature of the party of the first part the day and year first above written.

  
\_\_\_\_\_  
**Loretta Newell**

STATE OF TENNESSEE  
COUNTY OF SHELBY

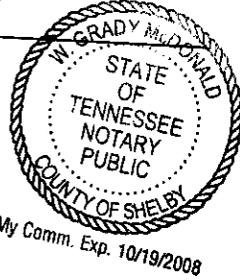
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Loretta Newell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2005.



Notary Public

My Commission Expires: \_\_\_\_\_



Tax Parcel No.: 1088-2809.0-00064.00

Property Address: 4239 Highgate Drive  
Horn Lake, MS 38637

GRANTOR'S ADDRESS

GRANTEE'S ADDRESS

Loretta Newell  
P.O. Box 2083  
Southaven, MS 38671

Johnny Burks  
4239 Highgate Drive  
Horn Lake, MS 38637

Home Phone #: 901-767-6200  
Work Phone #: N/A

Home Phone #: 662-357-9354  
Work Phone #: 901-785-2192

~~This Instrument Prepared by & Return To~~

Fearnley, Califf, Martin, McDonald & Tate PLLC  
6389 Quail Hollow Road - Suite 202  
Memphis, TN 38120  
(901) 767-6200

RECORD & RETURN TO:  
AMERICAN TITLE CO.  
5705 STAGE RD.  
SUITE # 180  
BARTLETT, TN 38134  
901-266-3662