

12/06/05 10:18:29
BK 516 PG 23
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

After recording, return to:
FNF Title Services, Inc.
6880 Cobblestone Blvd, Ste. #2
Southaven, MS 38672
(662) 892-6536

WARRANTY DEED File # S 13451

THIS WARRANTY DEED made and entered into this day by and between Tamara L. Gardner Adams, and Christopher Adams, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to the property by virtue of his marriage to Tamara L. Gardner Adams, Grantors, and Christopher Moses and Sabrina Moses, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 3068, Section "O", Southaven West Subdivision, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 12 and 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

FNF

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- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 30th day of November, 2005.

Tamara L. Gardner Adams
 Tamara L. Gardner Adams

Christopher Adams
 Christopher Adams

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Tamara L. Gardner Adams and Christopher Adams, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 30th day of November, 2005.

(SEAL)

My Commission Expires



Freda B. Buckingham
 NOTARY PUBLIC

ADDRESS OF GRANTOR:
 5691 Hwy 153
 Hixton, TN 37343
 Home: 901-481-3727
 Work: 401-201-1017

ADDRESS OF GRANTEEES:
 1736 Northfield Drive
 Southaven, MS 38671
 Home: (662) 890-3399
 Work: (662) 349-3547

PREPARED BY AND RETURN TO:
BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 805621/JSM