

12/20/05 2:39:32
BK 517 PG 204
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**ANN D. LAUDERDALE
GRANTOR**

TO

WARRANTY DEED

**MARQUERITA R. MARTIN
GRANTEE**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **ANN D. LAUDERDALE, a single person**, do hereby sell, convey and warrant unto **MARQUERITA R. MARTIN, a single person**, 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 27, Magnolia Trace Subdivision, located in Section 35, Township 1 South, Range 6 West, as shown by plat of record in Plat Book 49, Page 33, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2005 shall be prorated among the parties.

WF

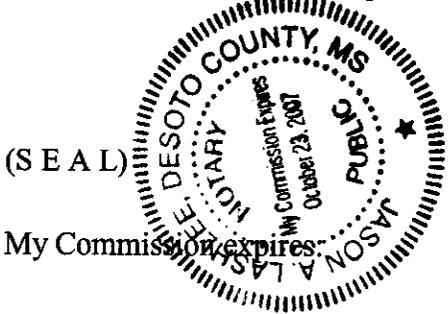
1.

WITNESS OUR SIGNATURES this 15th day of December, 2005.

Ann D. Lauderdale
Ann D. Lauderdale

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2005, within the jurisdiction, the within named Ann D. Lauderdale, who acknowledged that she executed the above and foregoing instrument.



Jason A. Laster
Notary Public

GRANTOR'S ADDRESS AND PHONE:

8508 Windnagate Dr.
Olive Branch, MS 38654
Home: 662-893-6655
Work: 901-381-7400 ext 15204

GRANTEE'S ADDRESS AND PHONE:

6921 Amanda Dr. North
Olive Branch, MS 38654
Home: 662 901-336-2987
Work: 800-806-1707

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
JAMES R. CARR, ATTORNEY
6880 COBBLESTONE BLVD, SUITE 2
SOUTHAVEN, MS 38672
PHONE: 662.892.6536 FAX: 662.890.8775

FILE #: S13497