

WARRANTY DEED

Minnie L. Bing
Thomas F. Bing

Grantor(s)

To

Lisa D. Irwin

Grantee(s)

THIS INDENTURE made and entered into this **3rd day of February, 2006**, by and between **Minnie L. Bing and husband, Thomas F. Bing** party(ies) of the first part, and **Lisa D. Irwin**, party(ies) 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 ~~Shelby~~, State of Mississippi, to wit:
DeSoto

Lot 733, Section C, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, as shown on the revised plat of said subdivision which is recorded in Plat Book 2, Pages 19,20,21 and 22 in the Office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Minnie L. Bing and Thomas F. Bing by Warranty Deed of record in Plat Book 130, Page 306 dated July 12, 1977 in the Chancery Clerk's Office in Desoto County, Mississippi.

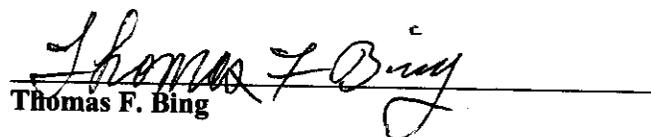
TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

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: 2006 City of Southaven and Desoto County taxes being a lien not yet due and payable. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Pages 19, 20, 21 and 22 in the Chancery Clerk's Office of Desoto County, Mississippi. Zoning and Subdivision regulations and health department regulations in effect for Desoto County; Easements for public roads and public utilities for record in said county. 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.


Minnie L. Bing


Thomas F. Bing

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Minnie L. Bing and, Thomas F. Bing** 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.

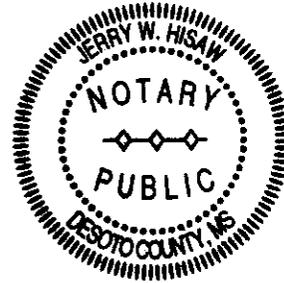
WITNESS my hand and official seal at office this 3rd day of February, 2006.

Jerry W. Hisaw
Notary Public

My Commission Expires: 4-13-09

Tax Parcel No.:10862310000733

Property Address: 1731 Carla Cove
Southaven, MS 38671



GRANTOR'S ADDRESS

Minnie L. Bing
Thomas F. Bing
395 Fox Hollow Ln.
Southaven, MS 38671
Home Phone #: 662-536-4425
Work Phone #: 901-619-8928

GRANTEE'S ADDRESS

Lisa D. Irwin
7818 Cotton Lane Drive
Southaven, MS 38671
Home Phone #: 662-812-1207
Work Phone #: 662-349-7070

This Instrument Prepared by & Return To:

Fearnley Califf Martin McDonald Tate & Kimbrow
6389 Quail Hollow Road North
Suite 202
Memphis TN38120
901 767-6200

MLB
JFB