

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

ANDREW M. RICHARDSON, ET UX,

Grantors

TO

WARRANTY DEED

DEBORAH K. TAYLOR,

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 all of which is hereby acknowledged, We, **ANDREW M. RICHARDSON** and wife, **KACI A. RICHARDSON**, do hereby grant, bargain, sell, convey, and warrant to **DEBORAH K. TAYLOR** that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 66, Section "A", Edgewater Subdivision, in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 64, Pages 29-30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in said Plat Book 64, Pages 29-30, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2006.

Taxes for the year 2006 are being pro-rated on an estimated basis to the date of this conveyance. Grantors shall be liable to Grantee for any shortage in such estimated amount which may be determined at such time said taxes are published and may be so determined. Taxes for all subsequent years are to be the responsibility of Grantee, her heirs, successors, and/or assigns.

Possession of said real property shall be given to Grantee on or within 72 hours from and after the date and time of this closing.

Witness our signatures, this the 24th day of February, 2006.



ANDREW M. RICHARDSON


KACI A. RICHARDSON

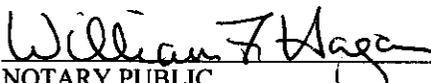
Mr. and Mrs. Andrew M. Richardson
121 Crockett Loop East
Hernando, MS 38632
Home: (662) 449-3814
Work: (901) 605-1739

Ms. Deborah K. Taylor
3421 Sundial Drive
Hernando, MS 38632
Home: (662) 449-4979
Work: (662) 560-5510

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

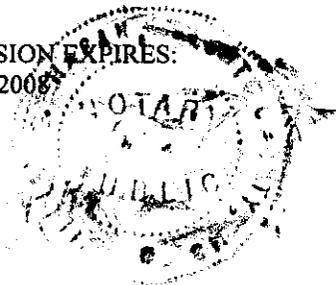
This day personally appeared before me, the undersigned authority in and for said County and State, the within named **ANDREW M. RICHARDSON** and wife, **KACI A. RICHARDSON**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 24th day of February, 2006.



NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2008



Hagan