

Return To:
Feamley and Califf, PLLC
6389 Quail Hollow, Suite 202
Memphis, Tennessee 38120
File No: 000477
~~901-767-6000~~

3/17/06 10:30:11
BK 523 PG 452
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 20060035

JOAQUIN A. GARCIA AND WIFE,
CARMEN DE LA CRUZ
Grantors

TO

WARRANTY DEED

KEITH FLOWERS, A MARRIED MAN

Grantee

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, JOAQUIN A. GARCIA AND WIFE, CARMEN DE LA CRUZ, Grantors, do hereby sell, convey and warrant unto KEITH FLOWERS, A MARRIED MAN, Grantee, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

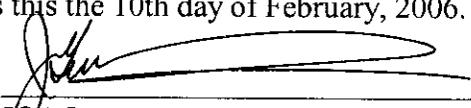
Lot 14, Kingsview Lakes Subdivision, Section A, Section 31, Township 1 South, Range 8 West in DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantors herein by Special Warranty* The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this deed.

Taxes for the year 2006 will be prorated between the Grantors and Grantee.

WITNESS THE SIGNATURES of the Grantors this the 10th day of February, 2006.



JOAQUIN A. GARCIA



CARMEN DE LA CRUZ

*Deed of record at Book 484, Page 598, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Feamley
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STATE OF MISSISSIPPI
 COUNTY OF DE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 10th day of February, 2006, within my jurisdiction, the within named, JOAQUIN A. GARCIA AND WIFE, CARMEN DE LA CRUZ who acknowledged that they executed the above instrument for the purposes described therein.



Naama Christian Bicknell
 Notary Public

My commission expires _____

Grantor's Address

7100 Tulane Park, Apt. 207
 Horn Lake, MS 38637
 Home: 662-781-4510
 Work: N/A

Grantee's Address

5518 Ranch View Cove
 Horn Lake, MS 38637
 Home: 901-487-3508
 Work: 901-344-2000

Mail tax bills to:
 Property owner at address

Tax Parcel No.:
 10893101000014