

3/21/06 9:14:26
BK 523 PG 624
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of March 2006, by and between **Angelica R. Grant**, A single person, party of the first part, and **Rodney Gaddis**, A married man, party of the second part,

WITNESSETH: That 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 said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Desoto**, State of **Mississippi**:

Lot 108, Phase VII, Heritage Hills PUD, situated in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 69, Page 22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to the party of the first part by Quit Claim Deed of record at Instrument Number Book 458 Page 372 in the Register's Office of **Desoto** County, **Mississippi**.

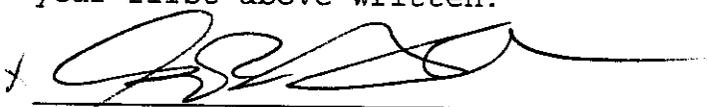
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT Subdivision restrictions, building lines and easements of record in Plat Book 69 Page 22 and 2006 City of **Southaven** and 2006 **Desoto** County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.



Angelica R. Grant

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Angelica R. Grant** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of March 2006.



Notary Public
My Commission expires: 12/12/07



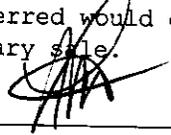
Orange

(FOR RECORDING DATA ONLY)

Property Address:
7752 Denton Cv.
Southaven, MS 38671

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$159,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee:
Rodney Gaddis
7752 Denton Cv.
Southaven, MS 38671
Ph# 901-496-5377
Ph# n/a

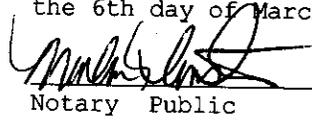


Affiant

Ward, Block & Parcel Number:
1087-26190-00108

Subscribed and sworn to before me this the 6th day of March, 2006.

Mail tax bills to:
Rodney Gaddis
7752 Denton Cv.
Southaven, MS 38671



Notary Public

My Commission Expires: 12/12/07

This instrument prepared by:
The Orange Law Firm, PC
6750 Poplar Avenue, Suite 419
Memphis, TN 38138
901-753-9499
901-753-9489



Chicago Title Insurance Company #: _____
Orange Law Firm, P.C.#: 0602019

Grantor's Address & Phone No.:
1114 Susan's Circle
Drummonds TN 38023
Ph# 901-831-4053
Ph# n/a