

Indexing Instructions: Lot 76, Heritage Hills PUD, Phase V

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Charles E. Threlkeld and Beverly Threlkeld, who joins in this instrument solely to convey any homestead rights that she may have in and to the herein described property by virtue of her marriage to Charles E. Threlkeld,** does hereby Grant, Bargain, Sell, Convey and Warrant unto **Billy R. Fell and Lillian Fell, husband and wife** as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

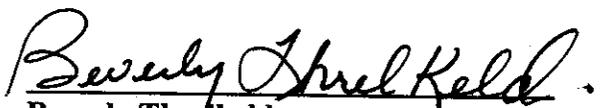
Lot 76, Heritage Hills PUD, Phase V, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 52, Page 18, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2007.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 27th day of January, 2006.


Charles E. Threlkeld


Beverly Threlkeld

Strand

STATE OF MISSISSIPPI

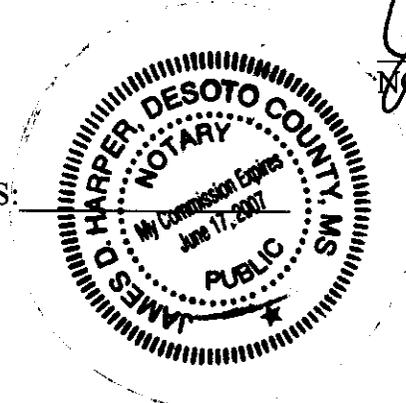
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Charles E. Threlkeld and Beverly Threlkeld** severally acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 27th day of January, 2006.

[Handwritten Signature]

NOTARY PUBLIC



MY COMMISSION EXPIRES:

Prepared By and
After Recording, Return To:
Stroud & Harper, P.C.
Post Office Box 210
Southaven, MS 38671
(662) 536-5656
File # 06-3027

Grantors Address: *293 Springview Road, Poplarville, MS 39453*
Telephone Numbers: Home: *(662) 393-7221* Work: *901-606-4084*

Grantees Address: 7668 David Parkway, Southaven, MS 38671
Telephone Numbers: Home: *(662) 342-2187* Work: *n/a*