

DENNIS L. SANDERS and wife,  
MARY E. SANDERS,  
GRANTORS

WARRANTY  
DEED

TO

CHRISTOPHER L. NIBLETT AND WIFE, VICKI NIBLETT,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Dennis L. Sanders and wife, Mary E. Sanders, do hereby sell, convey, and warrant unto Christopher L. Niblett and wife, Vicki Niblett, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 25, Part of Cherokee Valley P.U.D., Cherokee Ridge, located in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 64, Pages 31-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

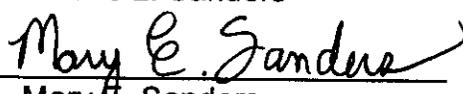
The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 64, Pages 31-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2006 have been prorated, and possession is given with this deed.

Mary E. Sanders joins in the execution of this Warranty Deed for the sole and only purpose of conveying any and all homestead rights which she may now have or hereafter acquire.

WITNESS our signature(s), this the 29th day of March, 2006.

  
Dennis L. Sanders  
  
Mary E. Sanders

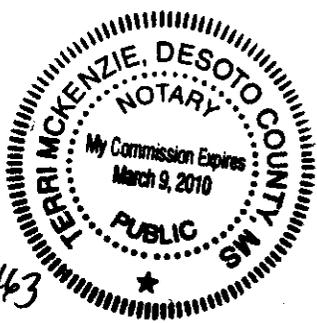
STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named DENNIS L. SANDERS and wife, MARY E. SANDERS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of March, 2006.

  
Notary Public

My commission expires:



Grantors Address:  
5683 Kuykendall Dr  
Southaven Ms 38672  
Home Phone Number: N/A  
Business Number: 901-219-2463

Grantees Address:  
6623 Indigo Lakes Drive  
Olive Branch, MS 38654  
Home Phone Number: 901-268-7699  
Business Number: 901-367-5353

Prepared By:  
 Austin Law Firm, P.A.  
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