

J.D. Builders, L.L.C.,
GRANTOR

WARRANTY

TO

DEED

Joshua D. Baker and wife, Kristen M. Baker,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, J.D. Builders, L.L.C., does hereby sell, convey, and warrant to Joshua D. Baker and wife, Kristen M. Baker, 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 65, Phase I, Estates of Southern Trails, located in Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 89, Pages 24-26, 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.

The warranty in this deed is further subject to restrictive covenants, easements and setback lines of record in Plat Book 89, Pages 24-26, in the Chancery Court Clerk's office of DeSoto County, Mississippi

Taxes for the year 2006 shall be prorated and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Limited Liability Company this the 3rd day of May, 2006.

J.D. BUILDERS, L.L.C.
BY: Jeff Deskewies
Jeff Deskewies
Member

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 Jeff Deskewies, who acknowledged that as Member for and on behalf of and by authority of J.D. Builders, L.L.C., signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of May, 2006.

Terry McKenzie
Notary Public

My commission expires:

Grantors Address:
8249 Rosemont
Olive Branch, MS 38654
Home Phone number: n/a
Business number: 662-895-8500



Grantees Address:
8763 Cameron
Olive Branch, MS 38654
Home Phone number: N/A
Business number: 901-365-7577

Prepared By:
Austin Law Firm, P.A.
6928 Cobblestone Drive, Suite 100
Southaven, Mississippi 38672
(662) 890-7575

[Handwritten mark]

S04-06-0436