

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of June, 2006 by and between Thomas D. Copous, party of the first part, and Bradford Kelly, 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 which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and 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 42, Section B, of Kaitlyn Ridge, situated in Section 4, Township 2 South, Range 9 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Page ~~77~~⁴³⁻⁴⁴, in The Office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Thomas D. Copous, in Warranty Deed of record in Book 419, Page 160 recorded in the Chancery Clerk's Office of Desoto County, Mississippi

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise 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 the lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered except for zoning regulations in effect in Desoto County, rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in Desoto County Mississippi and that the title and quiet possession thereto the 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 to their proper gender and number according to the context thereof.

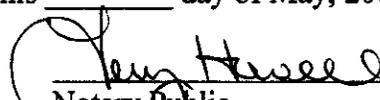
WITNESS the signature of the party of the first part the day and year first above written.


Thomas D. Copous

STATE OF Mississippi
COUNTY OF Desoto

Before me, the undersigned authority in and for the said State and County, on this day 7th day of June, 2006, within my jurisdiction, the within named Thomas D. Copous, who acknowledged that he executed the above and foregoing instrument.

WITNESS my hand and Notarial Seal at office this 7th day of May, 2006.


Notary Public

My Commission Expires: 4-25-10

(FOR RECORDING DATA ONLY)



Prepared

Grantees Name: Bradford Kelly

Property Address: 9201 Kaitlyn Dr. S. Walls ms 38680
Phone No. 901-406-4414
Phone No. 901-508-1622

Grantors Name: Thomas D. Copous
2753 Olivia Ln. Southaven, Ms. 38671
Phone No. 901-619-1436
Phone No. 901-262-8060

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lincoln Hodges
Attorney at Law
7075 Golden Oaks Loop West
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Southaven, MS 38671
662-536-1444