

Indexing Instructions: Lot 112, Section B, Magnolia Lakes Subdivision

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, **Robert K. Binford and Angela D. Binford, husband and wife**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **James A. Brooks**, unmarried, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 112, Section B, Magnolia Lakes Subdivision, as situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 18-19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

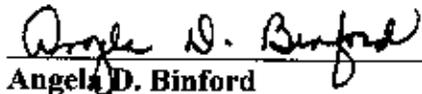
The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 63, Pages 18-19, 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 30th day of June, 2006.



Robert K. Binford



Angela D. Binford

Straw

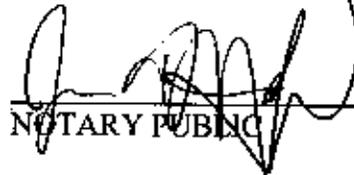
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STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert K. Binford and Angela D. Binford, who 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 30TH day of June, 2006.


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 # 06-3158

Grantors Address: 3338 Summit Run Drive Independence KY 41051

Telephone Numbers: Home: N/A Work: 901 216 7052
Cell:

Grantees Address: 10084 Oak Run, Olive Branch, MS 38654

Telephone Numbers: Home: (601) 393-0810 Work: N/A