

Prepared by and Return to:
Realty Title and Escrow
1326 Goodman Road
Southaven, MS 38671
(662)536-1770
File No. 06060190

7/03/06 11:59:48
BK 533 PG 106
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Louis Stepp and Mary Stepp - Grantor(s)
Timothy L. Paxton and Hal Guthrie - Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Louis Stepp and Mary Stepp do hereby sell, convey and warrant unto Timothy L. Paxton and Hal Guthrie, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

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 proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

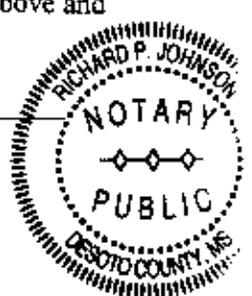
WITNESS our signature this 30th day of June, 2006.

Louis Stepp
Louis Stepp
Mary Stepp
Mary Stepp

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of JUNE, 2006 within my jurisdiction, the within named Louis Stepp and Mary Stepp, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]
(Notary Public)



My commission expires:
8/17/09

Grantors' Address:
11421 LAKEVIEW DR.
HERNANDO MS 38632
H- 662-429-7218
W- 901-493-6591

Grantees' Address:
7105 Swinnea Road
Southaven, MS 38671
H- N/A
W- 662-349-1570

Emi

The east half of a 6.8 acre tract situated in the Northwest Quarter of Section Twenty (20), Township Two (2), Range Seven (7) West, being a strip of land that is 11 chains long in an East and West direction and 6.17 chains wide in a North and South direction, and with said lands being more particularly described as follows:

The East 6.8 acres of Lot 10 of the Division of the Jones Richardson estate lands as the same is shown by Partition Deed and Engineers Plat, dated December, 1941, and of record in Book 30, Page 15, of the Deed Records of DeSoto County, Mississippi, and to which reference is now made, BUT LESS AND EXCEPT any lands embraced in existing easement for Star Land public Road joining said lands on the North side, and SUBJECT TO existing easement for electric circuit purposes granted to Mississippi Power and Light Co., as shown by instrument of record in Book 46, Page 460, of the Deed Records of said county, and subject to zoning, subdivision, and Building Regulations in DeSoto County, Mississippi, and to any existing R.E.A. electric line easement arising out of instrument of record in Book 37, Page 408, and being the east half of the same lands conveyed to Harbon L. Farris, et ux, from Mrs. Rubye Stewart by deed of date, December 1, 1961, of record in Book 51, Page 488, in the office of the Chancery Court of DeSoto County, Mississippi.

AND

The west half of a 6.8 acre tract situated in the Northwest Quarter of Section Twenty (20), Township Two (2), Range Seven (7) West, being a strip of land that is 11 chains long in an East and West direction and 6.17 chains wide in a North and South direction, and with said lands being more particularly described as follows:

The East 6.8 acres of Lot 10 of the Division of the Jones Richardson estate lands as the same is shown by Partition Deed and Engineers Plat, dated December, 1941, and of record in Book 30, Page 15 of the Deed Records of DeSoto County, Mississippi, and to which reference is now made, BUT LESS AND EXCEPT any lands embraced in existing easement for Star Landing Public Road joining said lands on the North side, and SUBJECT to existing easement for electric circuit purposes granted to Mississippi Power and Light Company as shown by instrument of record in Book 46, Page 460, of the Deed Records of said County, and subject to Zoning and Subdivision and Building Regulations of DeSoto County, Mississippi, and to any existing R.E.A. electric line easement arising out of instrument of record in Book 37, Page 408. The land hereby conveyed is the west half of the same lands conveyed to Harbon L. Farris, et ux, from Mrs. Rubye Stewart by deed of date, December 1, 1961, of record in Book 51, Page 488, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.