

File No. S06-136
Prepared by & Return to:
MS Real Estate Closings, LLC
5699 Getwell Road, Bldg G, Suite 1
Southaven, MS 38672
662-349-1818

WARRANTY DEED

STEPHEN MOBLEY, ET UX GRANTOR
TO
PHIL B. BENSON GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, the undersigned, STEPHEN MOBLEY AND WIFE, HEATHER MOBLEY (Grantors), do hereby sell, convey and warrant unto PHIL B. BENSON (Grantee), the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Lot 233, Section D, Edgewater Subdivision, situated in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 79, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.
Possession is to be given with delivery of deed.
WITNESS THE SIGNATURES of the Grantors this the 27th day of June, 2006.

Stephen Mobley
STEPHEN MOBLEY
Heather Mobley
HEATHER MOBLEY

STATE OF MISSISSIPPI
COUNTY OF DESOTO



PERSONALLY appeared before me, the undersigned authority in and for said State, on this 27th day of June, 2006, within my jurisdiction, the within named STEPHEN MOBLEY AND HEATHER MOBLEY, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

Rebecca D. Reid
Notary Public

Grantor Address:
3265 Getwell Lane
Olive Branch, MS 38654
Home: 901-487-3614
Work: 662-393-1116

Grantee Address:
1094 Greenwich Drive
Hernando, MS 38632
Home: 662-429-9331
Work: 901-224-6378

*Ms Real Est
lw*