

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Return To:
West Tennessee Title
6060 Poplar Ave LL-20
Memphis TN 38119
2089646
901 8210603

THIS INDENTURE, made and entered into this 31st day of July, 2006, by and between Melissa Dodson, married (formerly Melissa M. Duncan), party of the first part, and Timothy D. Duncan, unmarried, party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 326, Stone Creek Subdivision, Phase C of Plum Point Villages Planned Development in Section 1, Township 2 South, Range 8 West and Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 67, Page 34, Chancery Court Clerk's office of DeSoto County, Mississippi.

James Dodson, husband of Melissa Dodson, joins herein for the sole purpose of granting and conveying to party of the second part all rights and interest he now has or may hereafter acquire in the above described property by virtue of his marriage to Melissa Dodson, including but not limited to rights of homestead, but he does not join in the warranties and covenants hereof.

This conveyance includes all mineral interests in and to the above described real property.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to the Mississippi Health Department regulations, all rights of way and easements for public roads and public utilities and the lien of 2006 City and County real property taxes.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: \$106,500.00.

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

Melissa Dodson
Melissa Dodson
James Dodson
James Dodson

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Melissa Dodson and James Dodson, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 31st day of July, 2006.



Connie McTamm
Notary Public

My Commission Expires:

W. TN. Title

Name and Address of Grantor:

Melissa Dodson

2899 Huntley Circle

Southaven, MS 38672

(H) 901-663-9683

(W) 662-342-2330

Name and Address of Property Owner:

Timothy D. Duncan

5925 Steffani Drive

Southaven, MS 38671

(H) 662-349-2499

(W) 662-890-9545

**Name and Address of Person Responsible for
Payment of Real Property taxes:**

Financial Federal Savings Bank

6305 Humphreys Blvd. #101

Memphis, TN 38120

This instrument Prepared by:

West Tennessee Title Insurance Agency

6060 Poplar Avenue, Suite LL-20

Memphis, TN 38119

(901) 821-0603

(901) 821-0600 (fax)

Property Address:

5925 Steffani Drive

Southaven, MS 38671