

8/07/06 12:10:07
BK 536 PG 95
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

Return to:
Nashoba Escrow Co. Inc.
7518 Enterprise Avenue
Germantown, TN 38138
901-759-3900

THIS INDENTURE, made and entered into this 1st day of August, 2006, by and between CHRISTOPHER M. DANCY, a married man, party of the first part, and JAMES W. TUCKER and wife, MICHELLE R. TUCKER, 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 all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 11, Section A, Belle Pointe Subdivision, located in Section 3, Township 2 South, Range 7 West, as shown of record in Plat Book 64, Pages 2-5, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

This being the same property as conveyed to party of the first part by Warranty Deed of record at Book 457, Page 30, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

Title to the above described property is vested in Christopher M. Dancy. Cesarina R. Dancy, wife of the said Christopher M. Dancy, for the consideration aforesaid, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the party of the second part, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he/she now has or hereafter may acquire by virtue of his/her marriage, including but not limited to homestead and any interest of the above-described real property as all or part of any elective share of a surviving spouse as provided by the laws of the State of Mississippi, but the said Cesarina R. Dancy does not join in the covenants and warranties of this indenture.

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

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except the 2006 DeSoto County Taxes and 2006 Southaven City Taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

This conveyance is made subject to Restrictive Covenants, Easements and Setback Lines of record in Plat Book 64, Pages 2-5, Restrictive Covenants in Book 341, Page 416, as amended in Book 341, Page 462, all of record n the Chancery Court Clerk's Office of DeSoto County, Mississippi.

Nashoba

This conveyance is further subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdiision and health department regulations in effect in DeSoto County, Mississippi.

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 hereof.

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

Christopher M. Dancy
Christopher M. Dancy

Cesarina R. Dancy
Cesarina R. Dancy

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher M. Dancy and wife, Cesarina R. Dancy, to me known to be the persons described in and who upon oath acknowledged that they executed the foregoing instrument as their free act and deed.

WITNESS my hand and Notarial Seal, at office this 1st day of August, 2006.



Andrea Petrowski
Notary Public

My Commission Expires:

Property Address:
5934 Belle Pointe Drive
Southaven, MS 38672

Map Parcel Number:
2072-0303.0-00011.00

Name and Address of Grantor:
Christopher M. Dancy
1582 Cedar Trace Drive
Hernando, MS 38632
Home: (662) 890-4206
Work: (901) 461-0875

Name and Address of Grantee and
Mail Tax Notices To:
James W. Tucker and wife, Michelle R. Tucker
5934 Belle Pointe Drive
Southaven, Mississippi 38672
Home: (662) 348-8357
Work: () N/A

Return To:
Nashoba Escrow Company, Inc.
Mark B. Miesse, Esq.
7518 Enterprise Avenue
Germantown, TN 38138
(901) 753-9400