

This instrument prepared by:
EQUITY TITLE & ESCROW
6373 QUAIL HOLLOW RD. N. - Suite 102
MEMPHIS, TN 38120

(901) 374 0087

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of July, 2006, by and between REGINA BETH KELLEY, *unmarried* party of the first part, and DEBRA L. MCGHEE, *unmarried* party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~, State of ~~Tennessee~~, to wit:
Desoto Mississippi

Land situated in Desoto County, Mississippi to wit:

Lot 998, Section B, Desoto Village, situated in Section 34, Township 1 South, Range 8 West, City of Horn Lake, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 12-15, in the Chancery Clerk's office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to grantor, Regina Beth Kelley herein by Warranty Deed of record at Book 0324, Page 0508, dated November 5, 1997, filed November 7, 1997, in the Chancery Clerk's Office of Desoto County, Mississippi.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: *2006 Desoto County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Books & Pages, Easements of Record 296/678, all being of record in said Register's Office*, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number, according to the context hereof.

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

Regina Beth Kelley

REGINA BETH KELLEY

**STATE OF TENNESSEE
COUNTY OF SHELBY**

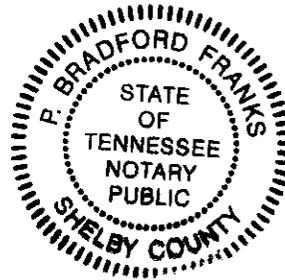
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared *REGINA BETH KELLEY*, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this *5th* day of *July*, 2006.

P. Bradford Franks

NOTARY PUBLIC

My Commission Expires: *4/10/07*



**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this *5th* day of *July*, 2006.

NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address:	<i>Shantee</i> DEBRA L. MCGHEE 6490 BIRCHFIELD CIRCLE HORN LAKE, MS 38637	<i>Shanton</i> <i>Regina Beth Kelley</i> <i>2206 Cornwall St</i> <i>Germantown, TN 38138</i>
Tax Parcel No.:	<i>Hm (662) 357-9635</i> <i>1088-3402-0998</i>	<i>Wk (662) 363-5825</i> <i>Wk (662) 303-7287 Hm N/A</i>
Property Address:	6490 BIRCHFIELD CIRCLE HORN LAKE, MS 38637	
MAIL TAX BILLS TO:	<i>Debra L. McGhee</i> <i>6490 Birchfield Circle</i> <i>Hornlake, MS 38637</i>	
Firm File #:	E35326/PW	
MST File #:		

**STATE OF TENNESSEE
COUNTY OF SHELBY**

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ronnie Hale

AFFIANT

SUBSCRIBED AND SWORN TO before me this *5th* day of *July*, 2006.

Rhonda L. Smith

NOTARY PUBLIC

My Commission Expires: 8/17/08

