

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of September, 2006 by and between **Heath T. Rhodes and Mika Joyner**, party of the first part, and **Allan Craig and Deborah Tolleson Craig**, as joint tenants by the entirety with full rights of survivorship, and not as tenants in common, 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 which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said party of the second part, the following described real estate, situated and being in the County of **Desoto**, State of Mississippi:

Lot 317, Revised Plan Section "B", Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, in the City of Southaven, Desoto County, Mississippi, as shown by plat appearing of record in Plat Book 8, Pages 51-52, in the Office of the Chancery Clerk of Desoto County, Mississippi

Being the same property conveyed to Heath T. Rhodes and Mika O'Conner in Warranty Deed of record in Book 273, Page 607, in the Chancery Clerk's Office of Desoto County, Mississippi

Mika O'Conner and Mika Joyner are one in the same person.

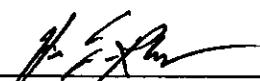
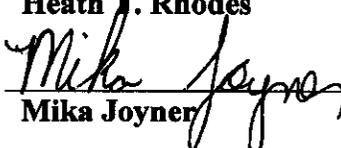
Heath T. Rhodes and Mika Joyner further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his 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 the lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered except for zoning regulations in effect in **Desoto** County, rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in **Desoto** County Mississippi and that the title and quiet possession thereto the will warrant and forever defend against the lawful claims of all persons.

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 thereof.

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

By: 
Heath T. Rhodes

Mika Joyner

STATE OF MS
COUNTY OF Benton

Personally appeared before me, the undersigned authority in and for the said State and County, on this 21 day of **September**, 2006, within my jurisdiction, the within named **Heath T. Rhodes and Mika Joyner**, who acknowledged that he executed the above and foregoing instrument.

WITNESS my hand and Notarial Seal at office this 21 day of **September**, 2006.

Donna K Ball
Notary Public

My Commission Expires: 2-13-09

(FOR RECORDING DATA ONLY)



Grantees Name: Allan Craig and Deborah Tolleson Craig

Property Address: 732 Charter Oaks Drive Southaven, MS 38671

Phone No. 901-337-8383
Phone No. N/A

Grantors Name: Heath T. Rhodes and Mika Joyner

Property Address: 732 Charter Oaks Drive
Southaven, MS 38671
Phone No. 662-893-1115
Phone No. N/A

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lincoln Hodges
Attorney at Law
7075 Golden Oaks Loop West
Suite 14
Southaven, MS 38671
662-536-1444