
CELIA KAY MANNING,

GRANTOR

TO

WARRANTY DEED

DAN JAMES, ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged; I, CELIA KAY MANNING, do hereby sell, convey and warrant all of my right, title and interest to DAN JAMES AND JULIE JAMES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

DESCRIPTION OF THE MANNING LOT IN PART OF THE NORTHWEST QUARTER OF SECTION 13; TOWNSHIP 3 SOUTH; RANGE 8 WEST; CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI.

Beginning at the northwest corner of Town of Hernando lot number 380 as shown on the Town property map and located in Section 13; Township 3 South; Range 8 West; Thence east 209.43 feet along the north line of said town lot 380 to the northwest corner of the Dean lot; thence south 289.39 feet with an interior angle of 89 degrees 02" along an existing fence line to a point; thence west 206.57 feet with an interior angle of 90 degrees 12" along an existing fence line to a corner post; thence north 286.63 feet with an interior angle of 90 degrees 22" along an existing fence line to the point of beginning and containing 1.3 acres more or less. A small part of the City of Hernando Water Donation land as shown on the Town map is part of this described property.

Amos

2

The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. 2006 Property Taxes have been prorated.

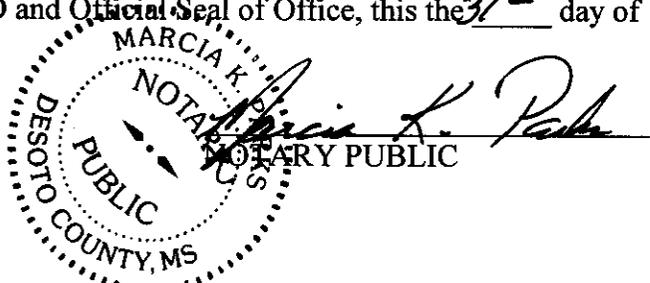
WITNESS my signature this the 31st day of October, 2006.

Celia Kay Manning
CELIA KAY MANNING

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named CELIA KAY MANNING, who acknowledged that she executed the above and foregoing instrument on the day and year therein mentioned, as her free and voluntary act and deed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 31st day of October, 2006.



My Commission Expires:
4/4/2010

Grantor: 605 North Street, Hernando, MS 38632
HM: 662/485-7042
WK: NA

Grantee: 1880 McIngvale Rd., Hernando, MS 38632
HM: NA
WK: 901/606-2641

Prepared By: James W. Amos, Attorney At Law, MSB #1559
2430 Caffey Street
Hernando, MS 38632
662/429-7873