

Prepared by and Return to:  
Realty Title and Escrow  
1326 Goodman Road  
Southaven, MS 38671  
(662)536-1770  
File No. 06060406

11/02/06 10:18:39  
BK 543 PG 353  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

55

**WARRANTY DEED**

**Joyce Ann Pearson Lariviere** - Grantor(s)

**Charles Fair** - Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Joyce Ann Pearson Lariviere, Devisee under the Last Will and Testament of Leatrice Joyce Hatcher Pearson, Deceased, does hereby sell, convey and warrant unto Charles Fair, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

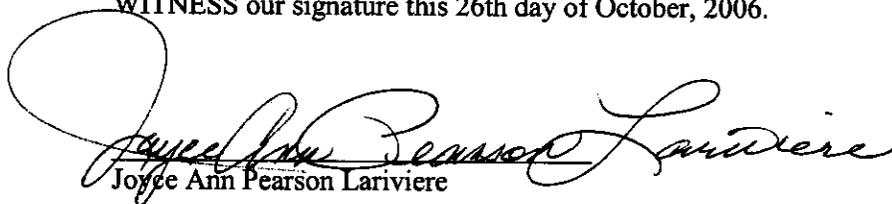
Lot 59, Section C, Laurelwood Subdivision, situated in Section 33, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 46, Page 21 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, this property was previously owned by Leatrice Joyce Hatcher Pearson and William Sampson Pearson, Jr. as tenants by the entireties. William Sampson Pearson, Jr. died on March 17, 2005, leaving Leatrice Joyce Hatcher Pearson as the surviving tenant by the entirety. Leatrice Joyce Hatcher Pearson died testate on June 9, 2006. By her Last Will and Testament, admitted to Probate in the Chancery Court of DeSoto County, Mississippi, at Cause No. 06-06-1131, Leatrice Joyce Hatcher Pearson devised this property to Joyce Ann Pearson Lariviere.

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

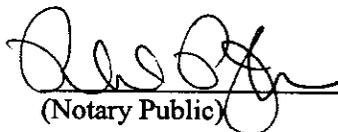
IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

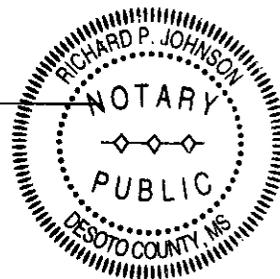
WITNESS our signature this 26th day of October, 2006.

  
Joyce Ann Pearson Lariviere

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of October, 2006, within my jurisdiction, the within named Joyce Ann Pearson Lariviere, who acknowledged that he/she/they executed the above and foregoing instrument.

  
(Notary Public)



My commission expires:  
8-17-09

Grantors' Address:  
PO Box 63054  
Memphis TN 38163  
H-901-351-5436  
W-901-448-1236

Grantees' Address:  
6779 KIRKLAND COVE  
How Lake MS 38637  
H-501-626-2311  
W-NA

Realty