

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

SHARON BOYD GIVEN, ()
()
Grantor ()
()
TO () **WARRANTY DEED**
()
JAMES H. CARMON, 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 and sufficiency of all of which is hereby acknowledged, I, SHARON BOYD GIVEN, an unmarried person, do hereby grant, bargain, sell, convey, and warrant to JAMES H. CARMON and wife, BARBARA A. CARMON, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 27, Robison Square Townhomes, in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 13-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in said Plat Book 27, Pages 13-14, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2006.

Taxes for the year 2006 are being pro-rated on an estimated basis to the date of this conveyance. Grantor shall be liable to Grantees for any shortage in such estimated amount which may be determined at such time said taxes are published and may be so determined. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs, successors, and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

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

Sharon Boyd Given
SHARON BOYD GIVEN

Ms. Sharon Boyd Given
34 La Bauxe
Hernando, MS 38632
Home: (901) 258-2079
Work: (901) 795-2300

Mr. and Mrs. James H. Carmon
484 Shady Grove
Hernando, MS 38632
Home: (901) 486-7031
Work: (662) 429-9886

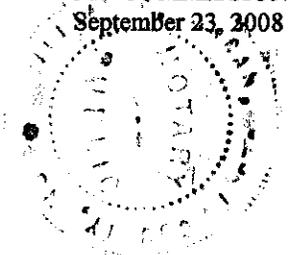
STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named SHARON BOYD GIVEN, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 31st day of October, 2006.

William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2008



Hagan