12/01/06 9:43:50
BK 545 PG 398
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 20060457

HAROLD BYNUM, MARRIED
Grantor

TO

WARRANTY DEED

JEFFREY R. PROCTOR, UNMARRIED
AND MELISSA M. EDWARDS, UNMARRIED
Grantees

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **HAROLD BYNUM, MARRIED,** Grantor, does hereby sell, convey and warrant unto **JEFFREY R. PROCTOR, UNMARRIED AND MELISSA M. EDWARDS, UNMARRIED,** Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

> Lot 212, Section E, Phase I, Kingston West, situated in Section 28, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforedescribed real property.

Possession will be given upon delivery of this deed.

Grantor covenants and warrants that he nor his spouse do not now, nor have they ever occupied the subject property or any part thereof, either adjoining or adjacent thereto as a homestead and claim no interest as such therein and said property is investment property.

Taxes for the year 2006 will be prorated between the Grantor and Grantees.

WITNESS THE SIGNATURE of the Grantor this the 30th day of November, 2006.

HAROLD BYNUM

OBrien

STATE OF MISSISSIPPI
COUNTY OFDE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 30th day of November, 2006, within my jurisdiction, the within named, **HAROLD BYNUM** who acknowledged that he executed the above instrument for the purposes described therein.

Jessica Marie Stratso
Notary Public

My commission expires: 01-17-10

JESSICA MARIE STRATSO, DESOTO COUNTY, MS
NOTARY PUBLIC
My Commission Expires January 17, 2010

Grantor's Address
2220 Shannon Cove
Horn Lake, MS 38637
Home: 662-393-9875
Work: N/A

Grantee's Address
4200 Grace Boulevard
Horn Lake, MS 38637
Home: 901-340-3407
Work: 901-681-2162