

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Patricia Bittner, formerly known as, Patricia Bennett and Richard Alan Bittner, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to the property by virtue of his marriage to Patricia Bittner, Grantors, and Patty Isarangura, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 184, Section H, Kentwood Subdivision, situated in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 41, Page 45, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

Bennett

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 30th day of November, 2006.

Patricia Bittner
Patricia Bittner

Richard Alan Bittner
Richard Alan Bittner

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Patricia Bittner, formerly known as Patricia Bennett and Richard Alan Bittner, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 30th day of November, 2006.

Cathie Richardson
NOTARY PUBLIC

(SEAL)

My Commission Expires:



ADDRESS OF GRANTOR:
764 Old Forge Rd.
Southaven, ms 38671
Home: 662-342-6948
Work: 662-393-3610

ADDRESS OF GRANTEE:
2754 Guilford Cove
Horn Lake, Mississippi 38637
Home: N/A
Work: 662-357-1111

PREPARED BY AND RETURN TO:
BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 806396/JSM