

This Instrument Prepared by & Return To:

J. Wesley Hisaw  
The Law Offices of James E. Holland  
3040 Goodman Road West, Suite A  
Post Office Box 256  
Horn Lake, MS 38637  
Office phone: (662)-342-1333  
Facsimile: (662)-342-7321

### WARRANTY DEED

THIS INDENTURE made and entered into this 6<sup>th</sup> day of February, 2007, by and between Ava M. Sharp, an unmarried woman, by Vanessa Christine Sharp Pohl, Conservator, party of the first part, and, Dureial Harris and Emelita Tamoria Arciaga, as joint tenants with full rights of survivorship and not as tenants in common, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

**2.03 acres, more or less, Lot 19 part A and B, in the Northwest Quarter of Section 32, Township 1, Range 8 West, described as beginning at the southeast corner of the lot conveyed to Frank L. Scott and wife, Helen N. Scott, by deed recorded in Book 48, page 475, in the office of the Chancery Clerk of DeSoto County, Mississippi, thence north with the east line of the Scott lot 436.8 feet to a stake; thence east 202 feet to a stake; thence south 436.8 feet to a state in the north line of a public road(50 feet wide);thence west with the north line of said road 202 feet to the point of beginning, and being further described as Lot 19 in Section B of Allen Subdivision, and being the same land conveyed by Antonio Betancourt to R. S. Respass by deed in Book 55, Page 170 and in turn R. S. Respass conveyed to John T. Sharp and wife, Ruby R. Sharp by deed in Book 65, Page 333.**

**Being the same property conveyed to Grantor herein by Warranty Deed of record at Deed Book 257, Page 234 in said Chancery Clerk's Office.**

**This conveyance is made pursuant to an Order of Court dated February 28, 2007, in Cause No. 92-9-1065, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any ways appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it

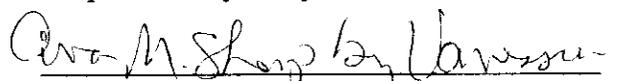
*Prepared by*

is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: any and all matters of record including but not limited to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights-of-ways and easements for public roads and public utilities, health department regulations in effect for DeSoto County, Mississippi, and is further subject to restrictive covenants of record, if any, and any taxes due and payable.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**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, the Parties hereto agree to pay on the basis of actual proration.

**WITNESS** the signature of the party of the first part the day and year first above written.

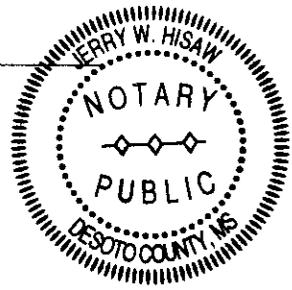
  
**Ava M. Sharp by Vanessa Christine Sharp Pohl, Conservator**  


**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Vanessa Christine Sharp Pohl**, who acknowledged to me that she is the Conservator of Ava M. Sharp, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

WITNESS my hand and official seal at office this 6th day of February, 2007

  
NOTARY PUBLIC



My Commission Expires: 4-13-07

Tax Parcel No: 1-08-9-32-02-0-00019-00

Property Address: 4796 Sherry Drive  
Horn Lake, Mississippi 38637

Grantor's Address:  
**Ava M. Sharp by Vanessa Christine Sharp Pohl**  
3068 Claudette Road  
Memphis, Tennessee 38118  
Home Phone #: 901-794-5107  
Work Phone #: N/A

Grantee's Address:  
**Dureial Harris**  
4796 Sherry Drive  
Horn Lake, Mississippi 38637  
Home Phone #: 901-219-8421  
Work Phone #: N/A