

Prepared by/Return to:
The Blackburn Law Firm, PLLC
8429 Industrial Drive Olive Branch, MS 38654
(662) 895-6116 / FAX: (662) 895-6121

C & T Title and Escrow
6094 Appletree Center
Suite 1
Memphis, TN 38115

3/14/07 9:34:37
BK 553 PG 650
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Joshua F. Sheppard, ET UX)	
)	
Grantors)	
)	
TO)	WARRANTY DEED
)	
Trivia Marie Holmes,)	
)	
Grantee)	
_____)	

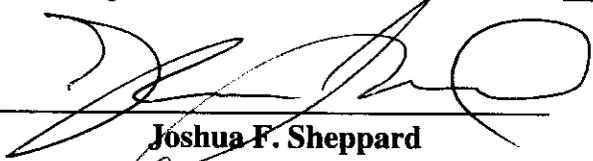
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **We, Joshua F. Sheppard and wife, Amanda A. Sheppard**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Trivia Marie Holmes**, an unmarried woman, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 26, Section Final Plat Division of Lot 8, Bailey Station Subdivision, located in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 77, Page 38, 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 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 found on plat of said subdivision of record in Plat Book 77, Page 38 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2007 and all subsequent years.

Taxes for the year 2007 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 28 day of February, 2007.



Joshua F. Sheppard



Amanda A. Sheppard

C&T Title en

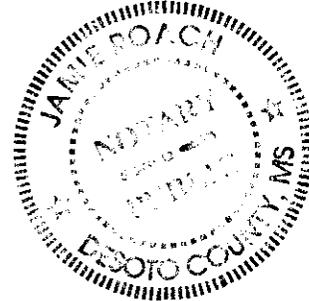
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Joshua F. Sheppard and wife, Amanda A. Sheppard, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 28 day of February, 2007.

Jamie Roach
NOTARY PUBLIC



My Commission Expires:
3/5/08

Grantors:
Joshua F. Sheppard and wife,
Amanda A. Sheppard

Grantee:
Trivia Marie Holmes

Address:
606 Cobblestone Lane

Address:
7340 Durango Drive

Hernando, MS 38632

Hernando, MS 38632

Home Telephone: N/A

Home Telephone: 662-280-1358

Work Telephone: 901-355-7316

Work Telephone: 901 853-4636