

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
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4/25/07 10:22:13
BK 556 PG 616
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of April 2007, by and between **Gordon r. Scoggan and wife, Linda J. Scoggan**, party of the first part, and, **Don Daniels**, a married man, 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:

Lot 436, Section E, Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, as shown on plat of said subdivision of record in Plat Book 12, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Deed Book 321, Page 550 in said Chancery Clerk's Office.

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 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.

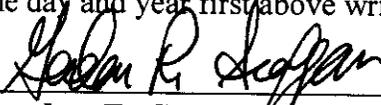
The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

*J. Holland
above*

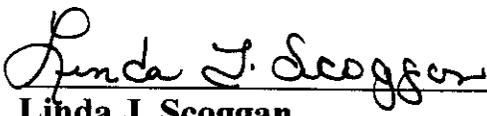
*CS
D.S.*

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.



Gordon R. Scoggan



Linda J. Scoggan

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

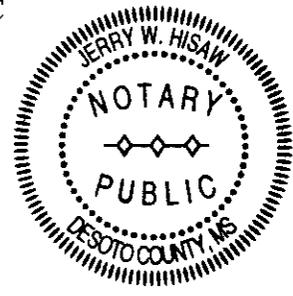
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Gordon R. Scoggan and Linda J. Scoggan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of April, 2007.



NOTARY PUBLIC

My Commission Expires: 4-13-07



Tax Parcel No: 2-08-3-06-05-0-00436-00

Property Address: 5305 Haynes Drive
Horn Lake, Mississippi 38637

Grantor's Address:
Gordon R. Scoggan
Linda J. Scoggan
381 Woodview Road
Byhalia, Mississippi 38611
Home Phone #: 901-351-4867
Work Phone #: N/A

Grantee's Address:
Don Daniels
3276 Goodman Road
Southaven, Mississippi 38671
Home Phone #: 662-404-1884
Work Phone #: N/A