

1633654

WARRANTY DEED

VIOLETTA FLETCHER

GRANTOR

TO

5/18/07 10:42:44
BK 558 PG 612
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

KEVIN TRAYLOR
and wife,

GRANTEES

MELINDA TRAYLOR as tenants by the entirety with the right of survivorship
and not as tenants in common.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VIOLETTA FLETCHER does hereby sell, convey and warrant unto KEVIN TRAYLOR and wife, MELINDA TRAYLOR, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, situated and being in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

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Lot ~~192~~, Section C, Ivy Trails Subdivision, in Section 30, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 83, Page 30-31, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to VIOLETTA FLETCHER in Warranty Deed recorded in Book 0467, Page 0781 in the Chancery Clerks Office of DeSoto County, Mississippi.

The said grantors do hereby covenant with the said grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements in Plat Book 83, Pages 30-31, Declaration of Covenants, Conditions and Restrictions in Book 0340, Page 0008 and Book 0453, Page 0415, and Joinder of Plat recorded in Plat Book 0453, Page 0496, taxes and assessments for the current year and subsequent years, which are not yet due and payable, and zoning and other land use regulations promulgated by federal, state or local governments effecting the use or occupancy of the subject property, any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property, and all matters of record, including but not limited to rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in DeSoto County Mississippi.

Griffin Clift e

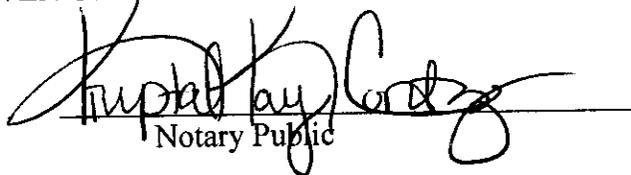
WITNESS the signatures of the Grantors this the 14th day of May, 2007.


VIOLETTA FLETCHER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named VIOLETTA FLETCHER and , who acknowledged that he/she/they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his/her/their free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of May, 2007.


Notary Public



My Commission Expires: 4-1-2011

(FOR RECORDING DATA ONLY)

Grantor: VIOLETTA FLETCHER
Address: 9305 State Line Road, Apt 23-D Olive Branch, MS 38654
Phone: (662) 993-2133
Phone: N/A

Grantee: KEVIN TRAYLOR and MELINDA TRAYLOR
Address: 7323 Grandiflora Drive Olive Branch, MS 38654

Phone: (901) 795-5178
Phone: N/A

**THIS INSTRUMENT PREPARED BY AND RETURN TO:
LINCOLN HODGES
ATTORNEY AT LAW
3964 GOODMAN ROAD SUITE 201
SOUTHAVEN, MS 38671 PH: 662-893-2133**