

Prepared By and Return To:  
Lender's Title & Escrow, LLC  
John W. Haynes, IV, General Counsel  
5699 Getwell Road  
Building H, Suite 5  
Southaven, Mississippi 38672  
Phone: 662-536-3155  
File Number: 20070219

6/12/07 8:11:29  
BK 560 PG 710  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

## WARRANTY DEED

**MICHAEL H. JOHNSON**

**GRANTOR**

**TO**

**VALERIE PERKINS ET VIR**

**GRANTEES**

**FOR AND IN CONSIDERATION** of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MICHAEL H. JOHNSON**, does hereby sell, convey and warrant unto **VALERIE PERKINS AND HUSBAND, VINCENT PERKINS**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**Lot 2, Phase II, Gartrell Acres Subdivision, situated in the Southwest Quarter of Section 20, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record; further subject to Restrictive Covenants of record in Book 340, Page 696 and Book 63, Page 35, all of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

**WITNESS** our/my signature(s) this 5th, day of June, 2007.

  
Michael H. Johnson

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, a Notary Public of said County and State, the within named bargainer Michael H. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

  
Notary Public



GRANTORS ADDRESS:

5654 April Dr.  
Southaven, MS 38671  
H) 901-360-5635  
B) n/a

GRANTEES ADDRESS:

5498 Meadow Pointe Dr.  
Southaven, MS 38672  
H) 901-832-5832  
B) n/a