

11/30/07 11:51:43
BK 573 PG 747
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 29th day of November 2007, by and between Steven Patrick Mahoney and wife, Kathryn Estelle Mahoney, party of the first part, and Marva A. Dunn, a married woman, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following land lying and being situated in the Southwest Quarter of Section 26, Township 2 South, Range 7 West, Desoto County, Mississippi described as follows, to wit:

Lot 1, Springwood Community Subdivision, as per plat thereof recorded in Plat Book 58 Page 31, in the office of the Chancery Court Clerk of Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his 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 they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT 2007 Desoto County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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

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

Steven Patrick Mahoney
Steven Patrick Mahoney

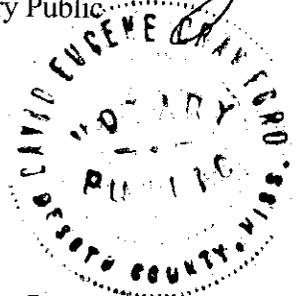
Kathryn Estelle Mahoney
Kathryn Estelle Mahoney

STATE OF Mississippi
COUNTY OF Desoto

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steven Patrick Mahoney and Kathryn Estelle Mahoney to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 29th day of November 2007.

David Crawford
Notary Public



My Commission expires:

6/26/2011

Marva Dunn
901-598-2907

(FOR RECORDING DATA ONLY)

Property Address:
0 River Run (Lot 1)
Nesbit, MS 38651

Property Owner:
Marva Dunn
2170 E. Parkway
Hernando, MS 38632

Ward, Block & Parcel Number:
207726010

Mail tax bills to: Grantor's Address & Phone
Number:
Marva Dunn
2170 E. Parkway
Hernando, Ms 38632 (901)598-2907 N/A

This instrument prepared by: Grantee's
Address & Phone Number:
Steven Patrick Mahoney
Kathryn E. Mahoney
4405 Clair Cove
Hernando, MS 38632 ⁹⁰¹~~(662)~~488 - 5849
N/A

Please return to:
Marva A. Dunn
2170 E. Parkway
Hernando, MS 38632

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marva A. Dunn
Affiant

Subscribed and sworn to before me this
the 29th day of November 2007.

David Crawford
Notary Public

My Commission Expires:

6/26/2011

