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H. LEE SHAW, P.C.
6075 POPLAR AVENUE
SUITE 420
MEMPHIS, TN 38119

1/25/08 2:55:41
BK 577 PG 226
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

STATE OF MISSISSIPPI

COUNTY OF DESOTO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, **WILLIAM E. HARDY, JR. AND WILLIAM E. HARDY, SR.**, Grantor, does hereby convey and warrant unto **BEN W. SMITH AND WIFE, GAIL SMITH**, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantee, in fee simple, the land situated in DeSoto County, State of Mississippi, described as follows, to-wit:

Lot 12, Section B, Valley Grove Plantations, in Section 16, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 27, Pages 32-33, 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 property.

Being the same property conveyed to Grantor by Quit Claim Deed of record in Book 571, Page 604, in said Clerk's Office.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the 2008 taxes have been prorated as of this date and when said taxes are actually determined, Grantor and Grantee agree to pay their prorated share.

Possession shall be given with delivery of Deed.

WITNESS the execution of this instrument by the Grantor on this 22nd day of January, 2008.

William E. Hardy, Jr.
William E. Hardy, Jr.

William E. Hardy Sr.
William E. Hardy, Sr.

By: William E. Hardy, Jr.
Attorney in fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for said State and County aforesaid, the within named **William E. Hardy, Jr.**, who acknowledged that he freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 22nd day of January, 2008.

My Commission Expires:

9-15-2010



Linda Davis

Notary Public

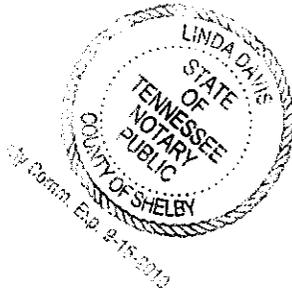
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William E. Hardy, Jr., to me known or proved to me on the basis of satisfactory evidence, and acknowledged that he is the duly appointed attorney-in-fact for William E. Hardy, Sr. and that he executed the foregoing instrument as said attorney-in-fact for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of January, 2008.

My Commission Expires:

9-15-2010



Linda Davis

Notary Public

Grantor's Address:
3636 Spring Lakes
Olive Branch, MS 38654
WORK PHONE NUMBER: 901/849-3769

Grantee's Address:
4208 Garden
Southaven, MS 38672
WORK PHONE NUMBER: 901/413-9299

THIS INSTRUMENT PREPARED BY AND RETURN TO:
H. LEE SHAW, P.C., ATTORNEY
6075 Poplar Avenue, Suite 420
Memphis, TN 38119
901-767-8000