

Prepared By & Return to:
Realty Title & Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077 / (662)893-8188 (fax)
File No. 08080012

2/07/08 9:25:54
BK 578 PG 71
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Ryan Michael Eller and Christy H. Eller

- Grantor(s)

David W. Bouchard and Kelly L. Bouchard

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Ryan Michael Eller and Christy H. Eller do hereby sell, convey and warrant unto David W. Bouchard and Kelly L. Bouchard, 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 510, Section H, Dickens Place P.U.D., situated in Section 9 and 16, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 87, Page 27-32 in the Chancery Clerk's Office 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 the restrictive covenants of record.

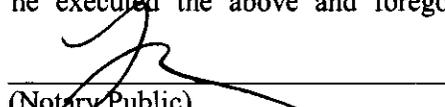
IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS my signature this 17th day of January, 2008.


Ryan Michael Eller

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of January, 2008, within my jurisdiction, the within named Ryan Michael Eller who acknowledged that he executed the above and foregoing instrument.


(Notary Public)

My commission expires:
MY COMMISSION EXPIRES NOVEMBER 29, 2010

WITNESS my signature this 15th day of January, 2008.


Christy H. Eller

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of January, 2008, within my jurisdiction, the within named Christy H. Eller, who acknowledged that she executed the above and foregoing instrument.


(Notary Public)

My commission expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 2, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantors' Address:
11669 Balsam Ct
Spanish Fort, AL 36527
H - 251-253-3671
W - 251-368-3085
K5042

Murphy Dezonie 79

N

PROPERTY ADDRESS: 4235 Dickens Place Dr W
Southaven, MS 38672

TAX PARCEL NO.: 2082090900051000

NAME AND ADDRESS
OF PROPERTY OWNER: DAVID W. BOUCHARD and wife, KELLY L. BOUCHARD

4235 Dickens Place West
Southaven, MS 38672
HM: 513-770-5570 WK: 513-755-6858

MAIL TAX BILLS TO: COUNTRYWIDE BANK FSB
6515 POPLAR AVENUE
MEMPHIS, TN 38119
901-685-2360

RETURN TO:
KATHLEEN R. WEBB
6389 Quail Hollow Road
Suite 102
Memphis, TN 38120
901 761-2850
TG# 280100027

MD&W# 080001

(wd-attach)

+++++THE SPACE BELOW IS RESERVED FOR REGISTER'S USE ONLY+++++