

WARRANTY DEED

W 3/11/08 10:50:15
M BK 580 PG 126
re DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WILLIAM EDWARD EGNER

GRANTOR

TO

WILLIAM EDWARD EGNER

GRANTEE

And
FAYE A. EGNER

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, WILLIAM EDWARD EGNER does hereby sell, convey and warrant unto WILLIAM EDWARD EGNER and FAYE A. EGNER, as joint 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:

LOT 43, SECTION G, SOUTH MANOR ESTATE NORTH, IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AS SHOWN IN PLAT BOOK 51, PAGE 19, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Being the same property conveyed to WILLIAM EDWARD EGNER in Warranty Deed recorded in Book 305, Page 587 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 aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for 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.

WITNESS the signatures of the Grantors this the 29TH day of FEBRUARY, 2008.

William Edward Egner

WILLIAM EDWARD EGNER

*of Hodge
Feb 9*

STATE OF Mississippi
COUNTY OF DESO

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named WILLIAM EDWARD EGNER, 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 29TH day of FEBRUARY, 2008.

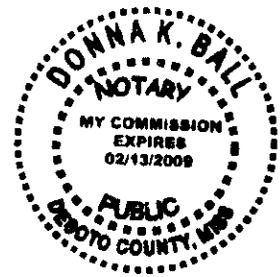


Notary Public

My Commission Expires: 2-13-09

(FOR RECORDING DATA ONLY)

Grantor: WILLIAM EDWARD EGNER
Address: 6252 S. MANOR COVE NORTH
OLIVE BRANCH, MS 38654
Phone: 662-990-9180
Phone: N/A



Grantee: WILLIAM EDWARD EGNER AND FAYE A. EGNER
Address: 6252 S. MANOR COVE NORTH
OLIVE BRANCH, MS 38654

Phone: 662-890-9180
Phone: N/A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**LINCOLN HODGES
ATTORNEY AT LAW
3964 GOODMAN ROAD
SUITE 201
SOUTHAVEN, MS 38671
662-893-2133**