

WARRANTY DEED

INDEXING INSTRUCTIONS: Section 32, Township 1 South, Range 8 West, DeSoto County

Gregory L. Times

3/28/08 9:00:19
BK 581 PG 138
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Grantor(s)

To

Billy Ray Hobson and Anndrea T. Harper

Grantee(s)

THIS INDENTURE made and entered into this **12th day of March, 2008**, by and between **Gregory L. Times, unmarried**, party(ies) of the first part, and **Billy Ray Hobson and Anndrea T. Harper**, _____ party(ies) of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **DeSoto**, State of **Mississippi**, to wit:

Lot 268, Section D, Fairfield Meadows Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat of record in Plat Book 80, Page 5, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Gregory L. Times by virtue of that certain Quitclaim Deed dated February 25, 2004, at Instrument No. Book 465, Page 749 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: The lien of the following general and special taxes for the year or years specified and subsequent years: 2008 City of Horn Lake taxes and 2008 DeSoto County taxes; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 436, Page 649; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 434, Page 249; Easements of record at Instrument No. Book 25, Page 643; Easements of record at Instrument No. Book 427, Page 270 & 272, as recorded in the said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

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

Gregory L. Times by E. Lynn Burton
Gregory L. Times,
By: E. Lynn Burton, Attorney-In-Fact

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E. Lynn Burton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Gregory L. Times, acknowledged that she executed the same as the free act and deed of said Gregory L. Times.

Lisa J Roberts
Notary Public



My commission expires:

Tax Parcel No.: 1089-3215.0-00268.00

Property Address: **6575 Sinclair Drive
Horn Lake, MS 38637**

GRANTOR'S ADDRESS

Gregory L. Times
6389 Quail Hollow Rd N. Sect 202
Memphis, TN 38120

Home Phone #: *N/A*

Work Phone #: *N/A*

GRANTEE'S ADDRESS

Billy Ray Hobson
Anndrea T. Harper
6575 Sinclair Dr
HORN LAKE MS. 38637
Home Phone #: *901-496-9052*

Work Phone #:

This Instrument Prepared by :
Fearnley & Ca.liff, PLLC
6389 Quail Hollow, #202
Memphis, TN 38120

Return to:
Law Office of Shannon H. Williams, P.A.
5960 Getwell Road, Ste. 212B
Southaven, MS 38672