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WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned ANGIE R. ROSS hereinafter referred to as the GRANTOR, and PATRICIA L. SCHOLZ, a single person hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, ANGIE R. ROSS the GRANTOR does hereby and by these presents sell, convey, and warrant unto PATRICIA L. SCHOLZ, a single person the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 69, Section "B", Hernando Estates Subdivision, as situated in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi as found at Plat Book 6, Page 9, in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to the following; all rights of ways and easements for public roads and public utilities; all subdivision and zoning regulations in effect in the City of Hernando, Desoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and is also subject to the restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision at Plat Book 6, Page 9 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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Taxes and assessments against said property for the year 2008 shall be prorated among the parties as of the date of this instrument, and all subsequent years including the year 2009, are hereby excepted from the foregoing covenant of warranty.

Possession shall be given on or before May 5, 2008 at 5:00 p.m.

WITNESS the signature of the GRANTOR on this the 29th day of April, 2008.

Angie R. Ross
ANGIE R. ROSS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before, the undersigned authority in and for the said county and state, on this the 29TH day of April, 2008, within my jurisdiction, the within named ANGIE R. ROSS, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2011
BONDED THRU STEGALL NOTARY SERVICE

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GRANTORS ADDRESS:
275 Tara Cove
Hernando MS 38632
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:
428 Riley St., Apt. #9
Hernando, MS 38632
RES: TEL.: N/A
BUS. TEL.: N/A

PREPARED BY:
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