

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 26<sup>th</sup> day of November 2008, by and between, **Thomas L. Dunn**, Grantor herein, and **Clifton W. Tyler**, as Grantee herein.

*\* a married man*

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, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the City of Southaven and County of DeSoto, State of Mississippi:

**Lot 18, Section A, Benndale Farms Subdivision, in Section 17, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Pages 49-50, in the office of the Chancery Clerk of Desoto County, Mississippi.**

**Being the same property conveyed to Thomas L. Dunn and wife, Martha S. Dunn, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed of record in Deed Book 349, Page 495, in said Chancery Clerk's Office. The said Martha S. Dunn predeceased Thomas L. Dunn on January ~~26~~, 2008, leaving the said Thomas L. Dunn as surviving tenant by the entirety.** *\*29*

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee 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 zoning, subdivision, and building regulations, restrictive covenants and other subdivision declarations, and all easements of record; including rights of ways for public roads and public utilities; taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

*Thomas L. Dunn*  
Thomas L. Dunn

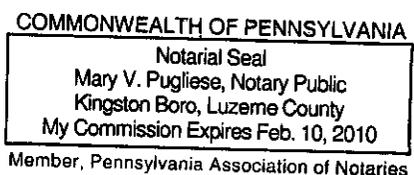
*Hodges 20*

*v*

STATE OF Pennsylvania  
COUNTY OF Luzerne

On this 26<sup>th</sup> day of November 2008, before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Thomas L. Dunn**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26<sup>th</sup> day of November 2008.



Mary V. Pugliese  
Notary Public  
My commission expires: Feb 10, 2010

Property Address: 9055 Belmont Cove  
Southaven, Mississippi 38671

Grantor's Address: Thomas L. Dunn  
100 Plymouth Avenue  
Wilkes-Barre, PA 18702  
Home #: 1-901-801-0763  
Work #: N/A

Grantee's Address: Clifton W. Tyler  
9055 Belmont Cove  
Southaven, Mississippi ~~38671~~ 38671  
Home #: 901-754-6440  
Work #: N/A

**THIS INSTRUMENT PREPARED BY AND RETURN TO:**  
**Lincoln Hodges, Attorney**  
2294 Germantown Rd. S.  
Germantown, TN 38138  
901-754-6440