

PEGGY D. PLUNK,

GRANTOR

TO

JOE E. DUNNING, III and
NICK DALE DUNNING,

GRANTEES

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, PEGGY D. PLUNK, by and through her Attorney in fact, A. Maurie Plunk, by virtue of Power of Attorney dated November 25, 2008, and recorded in Book P-129, Page 576, of the Power of Attorney and Contract Records, Chancery Clerk's Office, DeSoto County, Mississippi do hereby sell, convey and warrant unto JOE E. DUNNING, III and NICK DALE DUNNING, the land lying and being situated in Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 108, Section "G", Phillips Place Subdivision, situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi as shown on plat of record in Plat Book 56, Page 3, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in Olive Branch, Mississippi and easements as shown on plat of record and restrictive covenants of record for Phillips Place Subdivision. This conveyance is further subject to a Drainage Easement to the City of Olive Branch recorded in Book 289, Page 399, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2008 shall be prorated as of the date of this instrument and possession is to take place upon the delivery of this Deed.

WITNESS MY SIGNATURE, this the 9th day of December, 2008.

Peggy D. Plunk
PEGGY D. PLUNK

BY: A. Maurie Plunk
A. MAURIE PLUNK
Her Attorney-in-Fact

WUWS

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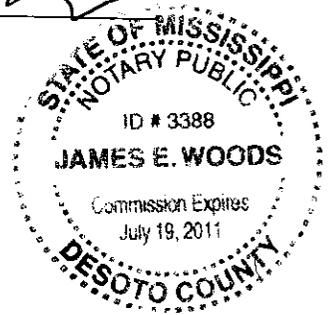
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 9th day of December, 2008, within my jurisdiction, the within named A. MAURIE PLUNK, who acknowledged that she is Attorney-in-Fact for PEGGY D. PLUNK, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

James E. Woods
NOTARY PUBLIC

My Commission Expires: 7-19-11



GRANTORS' ADDRESS:

6264 Woodland Cove
Olive Branch, MS
Hm. Phone: 662-890-4655
Wk. Phone: N/A

GRANTEE'S ADDRESS:

6861 Dakota Cr South
Olive Branch MS 38654
Hm. Phone: 901-603-2348
Wk. Phone: SAME

PREPARED BY AND RETURN TO:

JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. Box 1456
Olive Branch, MS 38654
(662) 895-2996

#00931.32039