

WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd** day of **March, 2009**, by and between **Steven R. Penninger, a married person**, parties of the first part, and **Russell L. Johnson, Trustee of the** Russell Johnson Revocable Trust dated 11/4/08 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **Mississippi**.

Lot 66, Section D, Deerfield Subdivision, Section 35, Township 1 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 40, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel #: 1-07-7-35.06-0-00066.0

Theresa Baker joins in this conveyance for the sole purpose of conveying any marital interest she may have in the above described property, but does not join in any of the warranties contained in this deed.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

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

Susan Kaye Penninger died on or about November 10, 1999 leaving Steven R. Penninger as the surviving tenant by the entirety.

Handwritten signature: *Stanley Ed*

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

Steven R. Penninger

Steven R. Penninger

Theresa Baker

Theresa Baker

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven R. Penninger and Theresa Baker** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **23rd** day of **March, 2009**.



[Signature]

Notary Public

My commission expires: _____

My Comm. Exp. 9-15-10

Property address: 4360 Oakland Drive
Olive Branch, Mississippi 38654

Grantor's address 2272 Pikewood Dr
Germantown, Tennessee
38138

Grantee's address 4360 Oakland Drive
Olive Branch, Mississippi
38654

Phone No.: 901-258-1925
Phone No.: 901-458-8333

Phone No.: 301 223-6986
Phone No.: NA

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Russell L. Johnson
4360 Oakland Drive
Olive Branch, Mississippi 38654

This instrument prepared by:
Southern Trust Title Company

6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955

File No.: 09030601

Return to: Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120

(FOR RECORDING DATA ONLY)

Return To: HAL C. STANLEY P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138

~~HAL C. STANLEY P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138~~

901 754-9994
HCS B 20240195
CTC 212 6487