

Space Above This Line for Recording Data

Prepared By: Realty Title, 3030 Forest Hill-Irene, Suite 101, Germantown, TN 38138 (901)260-0101

Return To: Realty Title, 3030 Forest Hill-Irene, Suite 101, Germantown TN 38138
901-2600101

WARRANTY DEED

Grantor(s): **David K. Rayborn, Jr. and Melissa N. Rayborn**

Address: 11505 Forrest Crest Lane Vanleave, MS 39565

Phone: 985-807-6674 (Home) 985-807-6674 (Work, if any)

Grantee(s): **Lance D. Flowers**

Address: 8088 Heatherstone Drive

- Olive Branch Ms 38654

Phone: 901-754-0402 (Home) 901-797-7065 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, David K. Rayborn, Jr. and wife, Melissa N. Rayborn does/do hereby sell, convey and warrant unto Lance D. Flowers, an unmarried man, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 71, PLEASANT RIDGE ESTATES SUBDIVISION, situated in Section 23, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat recorded in Plat Book 94, Page 30, in the Chancery Clerk's Office of Desoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Desoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

2

WITNESS our signature this 16th day of July, 2009.

David K. Rayborn, Jr.
David K. Rayborn, Jr.

Melissa N. Rayborn
Melissa N. Rayborn

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF ~~SHELBY~~ DeSoto

Personally appeared before me, a Notary Public in and for said State and County, David K. Rayborn, Jr. and Melissa N. Rayborn, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2009.

[Signature]
Notary Public

My Commission Expires: 2-27-2013

(SEAL)

