

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Betty W. Cook, an unmarried woman, Grantor, and Jimmy R. Wells and Cathy L. Wells, a married couple, Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS., and more particularly described as follows, to-wit:

Lot 265, Greenbriar lakes Patio Homes No. 5, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 38, Pages 20-21, in the office of the Chancery Clerk of Desoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

*Grantee*

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 14 th day of July , 2003.

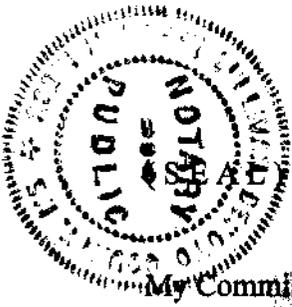
Betty W. Cook  
Betty W. Cook

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Betty W. Cook, an unmarried woman, who acknowledged that he/she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 14 th day of July , 2003.

John Maurer Sullivan  
Notary Public



My Commission Expires: MY COMMISSION EXPIRES MAY 10 2005  
Date

ADDRESS/PHONE OF GRANTOR:  
7179 Lynnease Drive  
Southaven, MS. 38671  
Home: 662-393-3998

Prepared by Jim Wells  
ADDRESS/PHONE OF GRANTEE  
2150 Malori Cove  
Southaven, MS. 38671  
(662) 280-1500  
901-486-6523