

[this space for recording information]

Grantor Name, Address, phone:

PAUL DUANE GRAVATT

4427 Bienville

Nesbit, MS 38651

Phone (662) 892-4000

Phone N/A

Indexing Instructions:

City of Olive Branch
Desoto County, MS -
Magnolia Gardens PUD Subdivision, Sect D
Lot 149,

PROPERTY ADDRESS:

9801 Riggan Drive, Olive Branch, MS 38654

Grantee Name, Address, Phone:

JAMES SOILEAU, JR.

9801 Riggan Drive
Olive Branch, MS 38654

Phone 870-514-2956 (H)

Phone 901-937-5000 x3121 (W)

Prepared By:

Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
866-755-6300

Under the supervision of:

Bryant & Rutland, PLLC,
Hazlehurst, Mississippi 39083

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid to PAUL DUANE GRAVATT, a married man herein by the JAMES SOILEAU, JR., an unmarried man, receipt of which is hereby acknowledged and for other good and valuable considerations also had and received, I, the undersigned GRANTOR, do hereby grant, bargain, sell, and convey, to GRANTEE the following described real property lying and being situated in the City of Olive Branch, County, Mississippi, to wit:

LOT 149, FINAL PLAN THE DIVISION OF LOT 148 OF MAGNOLIA GARDENS PUD, SECTION D, SITUATED IN SECTION 34, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AS PER PLAT RECORDED IN PLAT BOOK 60, PAGES 19 - 20, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS FOR UTILITIES, DRAINAGE, ROAD RIGHTS-OF-WAY, OIL, GAS AND MINERAL LEASES AND RESERVATIONS, OF RECORD, IF ANY, AND CITY OF GULFPORT ZONING ORDINANCES.

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After recording,
Return to:

aw Accurate Title Group
16325 Northcross Dr.-Ste#A
Huntersville, NC 28078

2009092028

BEING THE SAME PROPERTY AS CONVEYED TO PAUL DUANE GRAVATT BY DEED JUNE 19, 2008 AND RECORDED JUNE 26, 2008 IN BOOK 587, PAGE 738 IN DESOTO COUNTY, MISSISSIPPI.

The legal description was obtained from a previously recorded instrument.

This conveyance is made subject to all valid restrictive covenants and easements, if any, of record, or which may be apparent from an inspection of the premises.

TAXES for the year of 2009 are to be paid by Grantee and possession is to be given upon delivery of this deed.

WITNESS my signature, this the 2nd day of October, 2009.

Paul Duane Gravatt
PAUL DUANE GRAVATT

STATE OF ~~TENNESSEE~~ MISSISSIPPI)
COUNTY OF Desoto)

on this 2nd *PERSONALLY* appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, PAUL DUANE GRAVATT, who acknowledged that he executed the above and foregoing instrument.

Carrie Payne
Notary Public
My Commission expires:



This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING**, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

Prepared under the supervision of:
Bryant & Rutland, PLLC
Hazlehurst, Mississippi 39083
By: Law's Specialty Group, Inc.
1-866-755-6300