

<p>Prepared by and Return to:</p> <p>Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412</p> <p>File No: S05-10-0334</p>	<p>Grantors Address:</p> <p><u>1222 West Chestnut</u> <u>Memphis, TN</u> <u>38119</u></p> <p>Home: <u>901-331-3139</u> Work: <u>901-757-5757</u></p>	<p>Grantees Address:</p> <p><u>10333 Amanda Drive</u> <u>Olive Branch, MS 38654</u></p> <p>Home: <u>901 40-3264</u> Work: <u>901 340 1150</u></p>
--	---	---

WARRANTY DEED

* Return to:
 Realty Title & Escrow
 6397 Godwin #112
 Olive Branch, MS 38654
 10080202

CATHY TEAT MARCUM
 GRANTOR

TO

LAUREN E. MAGNESS AND JORGE G. ALREDO NIETO MOZO,
 GRANTEES

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, Cathy Teat Marcum, do hereby sell, convey, and warrant unto, Lauren E. Magness and Jorge G. Alredo Nieto Mozo, ~~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, described as follows, to-wit: *as joint tenants with rights of survivorship,*

Lot 3, Magnolia Trace Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 49, Page 33 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 49, Page 33, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 9th day of June, 2010.

Cathy Teat Marcum
Cathy Teat Marcum

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, CATHY TEAT MARCUM, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of June, 2010.

[Signature]
Notary Public

My commission expires:

