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* Prepared by and return to:
PREFERRED TITLE & ESCROW LLC
6089 APPLE TREE DRIVE
MEMPHIS, TN 38115
901-881-6792
901-881-6796

Grantors:
Teresa A. Kershaw-Blackwell 2272 Pappy Cv.
Michael M. Blackwell Horn Lake, MS 38637
Phone number: 662-306-0773
Phone number: n/a

Grantee(s):
Anesha Carr
2272 Pappy Cove
Horn Lake, MS 38637
Phone number: 901-921-0896
Phone number: n/a

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of June,
2010 by and between Teresa A. Kershaw-Blackwell and Michael M. Blackwell,
husband & wife, party of the first part, and Anesha Carr, married, party of
the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00)
cash in hand paid, and other good and valuable consideration, the receipt of all of which
is hereby acknowledged, said party of the first part has bargained and sold and does
hereby bargain, sell, convey, and confirm unto said party of the second part the following
described real estate, situated and being in the County of Desoto, State of Mississippi, to
wit:

LEGAL DESCRIPTION

Lot 94, Section B, Wellington Square East PUD, situated in Section 27, Township 1 South, Range 8 West,
DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, Pages 13-14, in the office of the
Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Teresa A. Kershaw-Blackwell and husband, Michael M.
Blackwell, as tenants by the entirety with full rights of survivorship and not as tenants in common, herein
by Warranty Deed of record at Book 549, Page 512, dated January 19, 2007, filed January 24, 2007, in the
Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the
appurtenances and hereditaments thereunto belonging or in any wise appertaining unto
the said party of the second part, their 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 it is lawfully seized in fee of the aforescribed real estate; that it has a
good right to sell and convey the same; that same is unencumbered, except for: *2010 City
of Horn Lake and 2010 Desoto County Mississippi real property taxes, being liens not yet
due and payable, subject to Subdivision Restrictions, Building Lines, easements
recorded at Plat Book 93 Page 13-14 and Declarations of Covenants at Book 256, Page
165 amended at Book 260, Page 751 and encumbrances or claims thereof, which are not
shown by public records, or attaching subsequent to the effective date hereof but prior to*

the date the proposed purchaser acquires the property covered in this Warranty Deed, all being of record in said Chancery Clerk's Office of Desoto County, Mississippi, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

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

Teresa A. Kershaw-Blackwell
Teresa A. Kershaw-Blackwell

Michael M. Blackwell
Michael M. Blackwell

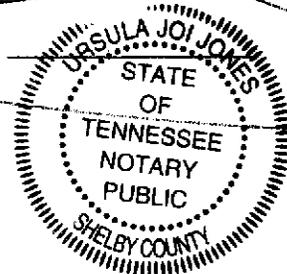
STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of June 2010, before me the undersigned Notary Public of the State and County aforesaid, personally appeared, **Teresa A. Kershaw-Blackwell and Michael M. Blackwell**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of June 2010

Notary Public

MY COMMISSION EXPIRES 9/14/2011



Property Address: 2272 Pappy Cove, Horn Lake, MS 38637
Parcel ID: 10882719000094.0

Mail Tax Bills To:

Anesha Carr
2272 Pappy Cove
Horn Lake, MS 38637

MY COMMISSION EXPIRES 9/14/2011

Firm File #: 9765

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$95,000.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Banka Houston
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of June, 2010

NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES 9/14/2011

