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This Instrument was prepared by:  
James W. Amos, Attorney, MSB#1559  
2430 Caffey Street  
Hernando, MS 38632  
662/429-7873

JOSEPH PATRICK WARD  
1803 W. OAK GROVE ROAD  
HERNANDO, MS 38632  
Hm: NA  
Wk: 901/652-6538

GRANTOR

TO

WARRANTY DEED

JOSHUA K. DOWNS, ET UX  
1962 GRAND MANOR DRIVE  
HERNANDO, MS 38632  
Hm: 931-627-0611  
Wk: NA

GRANTEES

INDEXING INSTRUCTIONS:

Lot 74, Magnolia Manor Subdivision, Sections 12 & 13, Township 3 South, Range 8 West, Plat Book 93, page 35, in the Chancery Clerk's Office of DeSoto County, Mississippi.

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FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JOSEPH PATRICK WARD, do hereby sell, convey and warrant all of my right, title and interest to JOSHUA K. DOWNS and wife, SARA C. DOWNS, 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:

Lot 74, Magnolia Manor Subdivision, situated in Sections 12 and 13, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, page 35, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. 2011 Property Taxes have been prorated.

WITNESS my signatures this the 21st day of February, 2011.

*Joseph Patrick Ward*  
JOSEPH PATRICK WARD

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JOSEPH PATRICK WARD, who acknowledged that he executed the above and foregoing instrument on the day and year therein mentioned, as his free and voluntary act and deed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 21st day of February, 2011



*Marcia K. Parks*  
NOTARY PUBLIC

My Commission Expires:  
4/4/2014

Prepared By :

James W. Amos, Attorney At Law, MSB #1559  
2430 Caffey Street  
Hernando, MS 38632  
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