

Prepared by and Return to: Charles G. Wardlow, II, #9453
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File No.: 11040701

*Indexing Instructions: Lot 94, Estates of Davis Grove S/D
Section A, Section 23, T 1 S, R 7 W, DeSoto Co, MS
plat book 89
Pages 17-20*

WARRANTY DEED

Property address: 8409 Juanita St.
Olive Branch, MS 38654

Grantor's address 6837 Yellowstone Blvd,
Apt. D61
Forest Hills, NY 11375

Grantee's address 8409 Juanita St.

Phone No.: 901-748-2998
Phone No.: N/A

Olive Branch, MS 38654
Phone No.: (601) 239-5702
Phone No.: N/A

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Lashun Blake
8409 Juanita Drive
Olive Branch, MS 38654

Legal Description: Lot 94, Estates of Davis Grove Subdivision, Section A, situated in Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, according to plat thereof as recorded in Plat Book 89, Pages 17-20, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel #: 1 07 6 23 07 0 00094 00

Baymark

THIS INDENTURE, made and entered into this 27th day of **April, 2011**, by and between **Surya N. Pandruvada, a married person***, party of the first part, and **Lashun Blake**, *an unmarried man*, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the above described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, **EXCEPT** for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

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

***Aparna Mallampalli, wife of Surya N. Pandruvada, joins herein for the sole purpose of conveying any right, title, or interest she may have in said property by virtue of her marriage to Surya N. Pandruvada, but she does not join in the covenants nor warranties contained herein.**

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

Surya N. Pandruvada
Surya N. Pandruvada

Aparna Mallampalli
Aparna Mallampalli

STATE OF New York, COUNTY OF Queens

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Surya N. Pandruvada and Aparna Mallampalli**, to me known to be the persons described in (or proven to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27th day of April, 2011.

JHUMA ROY
Notary Public, State of New York
No. 01R06154572
Qualified in Queens County
Commission Expires Oct. 28, 2014

[Signature]
Notary Public

My commission expires: 04.23.2014

RECORD AND RETURN TO:
Baymark Title and Escrow Svcs., LLC
1355 Lynnfield Road, Suite 193
Memphis, TN 38119 107NO208
(FOR RECORDING DATA ONLY)