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This Instrument Prepared By and Return To:  
Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138;  
901-754-6440, MS Bar # 2492

**WARRANTY DEED**

GRANTOR: William J. Thomas GRANTEE: Josh & Amanda Strickland  
PO Box 326 7414 Fox Creek Dr.  
Olive Branch, MS 38654 Olive Branch, MS 38654  
Phone: 662-420-0421 Phone: 901-754-6440  
N/A N/A

THIS INDENTURE, made and entered into this 7<sup>th</sup> day of March, 2012, by and between William J. Thomas, a married man, GRANTOR, and Josh Strickland and wife, Amanda Strickland, as tenants by the entirety with full right of survivorship and not as tenants in common, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

**Lot 172, Section C, Fox Creek Subdivision, situated in Section 30, Township 1 South, Range 5 West, as shown on plat of record in Plat Book 71, Pages 9-10, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to William J. Thomas by Warranty Deed of record in Book 391, Page 547 in said Chancery Clerk's Office.**

**Doris R. Thomas joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest she may have in the above captioned property by virtue of her marriage to William J. Thomas.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for deed restrictions of record in Book 372, Page 669; subdivision restrictions, building lines and easements of record as shown in Plat Book 71, Pages 9-10; Easement of record in Book 213, Page 753; Book 213, Page 756; Book 213, Page 759; Book 213, Page 762; Book 213, Page 765; Book 222, Page 89; Book 222, Page 93; Book 222, Page 96; Book 222, Page 100; Book 222, Page 103; and Book 222, Page 106; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

William J. Thomas  
William J. Thomas

Doris R. Thomas  
Doris R. Thomas

STATE OF MS  
COUNTY OF DeSoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **William J. Thomas and Doris R. Thomas**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in 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 7<sup>th</sup> day of March 2012.

My Commission Expires: 6/21/15

Elizabeth A. Meyer  
Notary Public

