

(Space Above This Line For Recording Date)

File No: 2012093162  
Prepared By & Return To:  
Bridgforth & Buntin, PLLC  
P. O. Box 241  
Southaven, MS 38671  
(662) 393-4450

**WARRANTY DEED**

JONI W. LANCASTER and  
CHARLES T. WICKER  
2084 Nettell Rd.  
Meribit, MS 38651  
Home: 901-359-6372  
Work: 901-619-3857

GRANTOR

TO

ARCHIE BOWEN, SR.  
4330 Nicholas Lane  
Southaven, MS 38671  
Home: 662-892-8523  
Work: 901-795-4180

GRANTEE

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, JONI W. LANCASTER and CHARLES T. WICKER do hereby sell, convey and warrant unto ARCHIE BOWEN, SR. the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Pinehurst Subdivision  
Lot 85, Section F, situated in Section 10, Township 2 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Page 22, in the office of the Chancery Clerk of DeSoto County, Mississippi

The above described property is no part of the homestead of the Grantor.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 5th day of December, 2012.

*Joni W. Lancaster*  
 \_\_\_\_\_  
 JONI W. LANCASTER

*Charles T. Wicker*  
 \_\_\_\_\_  
 CHARLES T. WICKER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 5<sup>th</sup> day of December, 2012, within my jurisdiction, the within named Joni W. Lancaster and Charles T. Wicker who acknowledged that they executed the above and foregoing Warranty Deed.

*Janet R. O'Daniel*  
 \_\_\_\_\_  
 Notary Public

T:\LUANID7WD LANCASTER TO BOWEN

