

DEC 30 3 46 PM '96

WARRANTY DEED BK 310 PG 673 W.E. DAVIS CH. CLK.

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTOR hereby grants and conveys to GRANTEES all right, title and interest in the real property hereinafter described.

GRANTOR hereby covenants with, and warrants to, GRANTEES that it has fee title to the property listed herein, that it has the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTOR, in fee simple forever.

GRANTOR: Dixon Developers-Builders, Inc.

GRANTEE: Thomas M. Neergaard and Sandy V. Neergaard, as tenants by the entirety with full right of survivorship and not as tenants in common

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi County: DeSoto

Lot 71, Section "D", Olive Ridge Subdivision, in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 51, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Street Address: 10827 Ridgfield Drive, Olive Branch, Mississippi 38654

EXISTING ENCUMBRANCES:

Grantees take title subject to the following encumbrances: all those of record

POSSESSION: Grantees are entitled to possession of the property as follows: Possession is to be given with delivery of the deed.

DATE OF EXECUTION: 13th day of DECEMBER, 1996.

DIXON DEVELOPERS-BUILDERS, INC.,

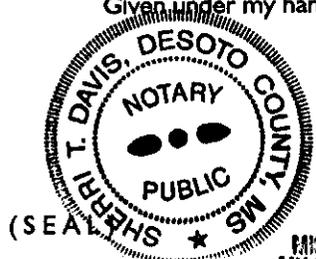
BY: Kenneth W. Dixon, PRESIDENT

Initial: KWS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named KENNETH W. DIXON, who acknowledged to me that he is the PRESIDENT of the corporation known as DIXON DEVELOPERS-BUILDERS, INC. , and that for and on behalf of said corporation and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

Given under my hand and official seal of office this the 13<sup>th</sup> day of DECEMBER, 1996.



*Sherrri T. Davis*

SHERRI T. DAVIS, Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES MARCH 13, 2000  
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires: \_\_\_\_\_

Grantors' Address:  
3303 Windemere Lane  
Memphis, TN 38125  
Home: none  
Work: (901)748-1505

Grantees' Address:  
10827 Ridgefield Drive  
Olive Branch, MS 38654  
Home: (901) 366-9043  
Work: (901) 366-6692

**PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:**  
HOLCOMB DUNBAR, P.A.  
P. O. BOX 190  
SOUTHAVEN, MISSISSIPPI 38671-0190  
(601) 349-0664

Initial: KWD