

THIS INSTRUMENT WAS PREPARED BY and UPON RECORDING RETURN TO:
Debra Pace Branan, Atty At Law 170 West Center Street, Hernando, MS 38632
662-449-4800 FILE NO. 01-06-0062

STEVE ANDERSON and
NEAL LETSON)
GRANTORS)

TO) WARRANTY DEED
)
)

KEVIN D. MARTIN)
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 and sufficiency of all of which is hereby acknowledged, WE STEVE ANDERSON and NEAL LETSON, hereinafter called the GRANTOR(S), have bargained and sold and by these presents do sell, transfer, convey and warrant unto ,KEVIN D. MARTIN, a siingle male herein after after called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land lying and being situated in DeSoto County, Mississippi more particularly described as follows, to-wit:

Lot 13, Ashland Meadows Subdivision, in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown by the plat recorded in Plat Book 59, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This is improved property municipally known as ^{S.A.A.} ~~7748~~ ⁷⁷⁹⁰ Keely Cove Olive, Branch, Mississippi

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi, including Covenants at Book 325, Page 308 in the office of the Chancery Clerk of Desoto County, Mississippi.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES , their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Possession will be given with delivery of this deed.

Taxes for the year 2001 shall be prorated between the parties at closing.

WITNESS SIGNATURE, this the 28 day of June, 2001.

STATE MS.-DESOTO CO.
FILED

JUN 29 3 56 PM '01

BK. 395 PG. 233
WIT. CLK.

Steve Anderson
STEVE ANDERSON

Neal Letson
NEAL LETSON

STATE OF Tennessee
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, **STEVE ANDERSON and NEAL LETSON** who acknowledged that they each signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his or her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 28 day of June, 2001.

Al J. Blanton
NOTARY PUBLIC

My Commission Expires:

10/24/2001

GRANTOR'S ADDRESS: 5441 W. Goodman Rd. Walls, Ms. 38680
GRANTOR'S TELEPHONE NUMBER: 662-781-7773 hm 901-335-4599 wk

GRANTEE'S ADDRESS: 7748 Keely Cove Olive Branch, MS 38654
GRANTOR'S TELEPHONE NUMBER: 662-280-862 hm 901-7566-3125 wk