

BK 0412 PG 0742

STATE MS.-DESOTO CO.
FILED

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BK 412 PG 742
W.E. DAVIS CH. CLK.

Indexing info Lot 17, Dogwood Hollow Subdivision

Prepared by and return to:
O'Brien Law Firm, LLC
7090 Malco Blvd., Suite 110
Southaven, MS 38671
(662) 349-3339

Steve Anderson,)
Grantor)
TO)
Richard C. Nelson, and wife,)
Anita S. Nelson,)
Grantees)

WARRANTY DEED

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 undersigned, Steve Anderson, a married person, hereby sells, conveys and warrants to Richard C. Nelson, and wife, Anita S. Nelson, as tenants by entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 17, Dogwood Hollow Subdivision, located in Section 30, Township 2 South, Range 7 West, DeSoto County, Mississippi, per plat thereof recorded in Plat Book 63, Pages 31-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantor affirms that the above property does not constitute his homestead or any part thereof.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this Deed.

Taxes for the year 2001 will be prorated between the Grantor and the Grantees.

WITNESS THE SIGNATURE of the Grantor this the 27th day of November, 2001.


Steve Anderson

STATE OF MISSISSIPPI)
COUNTY OF DE SOTO)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27th day of November, 2001, within my jurisdiction, the within named, Steve Anderson, who acknowledged that he executed the above instrument for the purposes described therein.

Lesley Ponder
Notary Public

My commission expires: 3-3-02

Grantor's Address
Post Office Box 1145
Olive Branch, MS 38654
Home: 662-481-1773
Work: Same

Grantee's Address
1141 Dogwood Hollow Drive
Nesbit, MS 38651
Home: 662-393-4900
Work: 901-775-3000

