

Indexing Instructions: Lot 124, Section B, Southern Trace II Subdivision

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Brandon Rosella and wife, Angie Rosella**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **Michael Nester and Mallory M. Nester, husband and wife** as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 124, Section B, Southern Trace II Subdivision, as situated in Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Page 33, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 63, Page 33, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2007.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 28th day of April, 2006.



Brandon Rosella



Angie Rosella

Hand

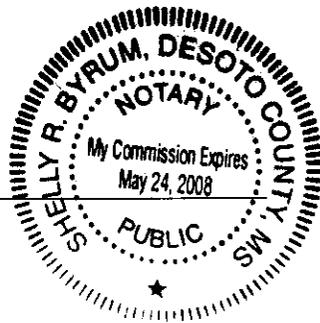
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Brandon Rosella and Angie Rosella**, who severally acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 28th day of April, 2006.

Shelly R. Byrum
NOTARY PUBLIC



MY COMMISSION EXPIRES:

Prepared By and
After Recording, Return To:
Stroud & Harper, P.C.
Post Office Box 210
Southaven, MS 38671
(662) 536-5656
File # 06-3104

Grantors Address: 5190 Rambling Rose Lane #101 Southaven, MS 38671

Telephone Numbers: Home: N/A Work: 342-0451

Grantees Address: 2433 Heather Ridge, Southaven, MS 38671

Telephone Numbers: Home: N/A Work: 901-258-7118

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