

9/13/06 2:05:58  
BK 539 PG 326  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK  
GRANTOR(S)

NEAL G. LETSON, ET UX

TO

**WARRANTY DEED**

DAVIES ALFRED AND TAMMY MCFARLAND

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NEAL G. LETSON and wife, LINDA R. LETSON, does hereby sell, convey and warrant unto DAVIES ALFRED and TAMMY MCFARLAND, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in **DeSoto** County, Mississippi, more particularly described as follows, to-wit:

Lot 132, Forest Meadows Subdivision, Phase 4, located in Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 97, Page 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2006 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration 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.

By way of explanation, Linda R. Letson joins in the execution of this instrument to convey any rights she may have or may acquire in said property.

Possession to take place upon closing.

Ready

2

WITNESS MY SIGNATURE this the 11<sup>th</sup> day of September, 2006.

Neal G. Letson  
NEAL G. LETSON

Linda R. Letson  
LINDA R. LETSON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named NEAL G. LETSON and LINDA R. LETSON, who acknowledged that he/she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her free and voluntary act and deed after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office this the 11<sup>th</sup> day of September, 2006.

Ann Duceford  
NOTARY PUBLIC / Ann Duceford

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEP 14 2007  
BONDED THROUGH SPECIAL ASSESSMENT

(Seal)

GRANTOR(S) ADDRESS: 346 River Birch Trail, Southaven, MS 38671  
HOME PHONE: N/A WORK PHONE:(901) 283-9454

GRANTEE(S) ADDRESS: 1599 Keenlan Drive, Hernando, MS 38632  
HOME PHONE: N/A WORK PHONE: (901) 240-0998

Prepared by and return to:  
George B. Ready  
P.O. Box 127  
Hernando, MS 38632  
(662) 429-7088