

REALTY TITLE
6397 GOODMAN RD SUITE 109
OLIVE BRANCH, MS 38654
662-893-8077

07080127

WILLIAM M. NEHLS AND WIFE, TINA M. NEHLS,
GRANTORS

4/13/07 10:07:34 SS
BK 556 PG 15 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY
DEED

TO

A. G. POWERS, JR. AND WIFE, THELMA M. POWERS,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, William M. Nehls and wife, Tina M. Nehls, do hereby sell, convey, and warrant unto A. G. Powers, Jr. and wife, Thelma M. Powers, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 84, Section "B", Ansley Park Subdivision, located in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 81, Page 20 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 81, Page 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2007 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 9th day of April, 2007.

William M. Nehls
William M. Nehls

Tina M. Nehls
Tina M. Nehls

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, WILLIAM M. NEHLS AND WIFE, TINA M. NEHLS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of April, 2007.



[Signature]
Notary Public

Grantors Address:
527 Essington Drive
Southaven, MS 38672
Home Phone Number: 901-251-7915
Business Number: same

Grantees Address:
2294 Ansley Park North
Southaven, MS 38671
Home Phone Number: 662-414-464-2122
Business Number: N/A

Prepared By:
Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

S03-07-0195

Nehls