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5/10/07 8:44:38  
BK 558 PG 57  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

BETTY HONEYCUTT, TRUSTEE OF THE  
MITCHELL A. RUTLEDGE FAMILY TRUST,  
GRANTOR

SPECIAL  
WARRANTY

TO

DEED

SHARON DENNIS,  
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 of all of which is hereby acknowledged, Betty Honeycutt, Trustee of the Mitchell A. Rutledge Family Trust, do hereby sell, convey, and specially warrant unto Sharon Dennis, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 46, Section "A", River Oaks Subdivision, located in Sections 2 and 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 57, Pages 17-18, 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 57, Pages 17-18, 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 my signature(s), this the 7th day of May, 2007.

Betty Honeycutt, Trustee of The  
Mitchell A. Rutledge Family Trust

By: Betty Honeycutt, Trustee  
Betty Honeycutt, Trustee

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid BETTY HONEYCUTT, who acknowledged to me that she signed and delivered, the foregoing instrument of writing as Trustee of The Mitchell A. Rutledge Family Trust, as her free and voluntary act and deed and for the purposes therein expressed and on the day and year and in the capacity therein set forth, she having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of December, 2006.



Teresa Bedford  
Notary Public

Grantors Address:  
P. O. Box 1861  
Southaven, MS 38671  
Home Phone Number: n/a  
Business Number: (662) 393-4911

Grantees Address:  
5824 Amaray Cove  
Horn Lake, MS 38637  
Home Phone Number: 901-921-3241  
Business Number: 901-546-4734

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

S04-07-0323