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6/20/07 10:01:56  
BK 561 PG 518  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**PREPARED BY AND RETURN TO:**  
**Select Title & Escrow, LLC**  
**Almon M. Ellis, Jr., Staff Attorney**  
**7145 Swinnea Road Suite 2**  
**Southaven, MS 38671**  
**(662) 349-3930**  
**File # 07-1050**

Indexing Instructions: Lot 93 Twn1, Rng 8, Area 6, Sec 14, Sub 3  
Southaven, DeSoto County, Mississippi

# WARRANTY DEED

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 all of which is hereby acknowledged, **Joseph Ray Folkerts, Jr., a married man, and wife Jennifer Folkerts, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have in and to the subject property by virtue of her marriage to Joseph Ray Folkerts, Jr., do hereby sell, convey and warrant unto Gregory S. Waddell and Dawn M. Waddell, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:**

**Lot 93, Section A, Revised Southaven Subdivision, Section 14, Township 1 South, Range 8 West, as shown on Plat of record in Plat Book 2, Pages 4-5, in the Chancery Clerk's office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

Paul Brown 2nd pg

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WITNESS MY SIGNATURE, on this 15th day of June, 2007.

Joseph Ray Folkerts, Jr. (SEAL)  
Joseph Ray Folkerts, Jr.

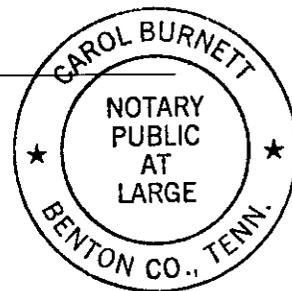
Jennifer Folkerts (SEAL)  
Jennifer Folkerts.

STATE OF Tennessee  
COUNTY OF Benton

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Joseph Ray Folkerts, Jr., a married man, and wife Jennifer Folkerts, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of June, 2007.

Carol Burnett  
Notary Public



(S E A L)

My Commission Expires:

GRANTOR:  
Joseph Ray Folkerts, Jr.  
320 Dogwood Lane  
Big Sandy, TN 38221

HOME: 731-593-3800  
WORK: 901-484-0546

GRANTEES  
Gregory S. Waddell and Dawn M. Waddell  
1408 Main Street  
Southaven, MS 38671

HOME: 731-~~593-3~~ (901) 581-5735  
WORK: 901-~~484-0546~~ 6375-4400

Tax identification: 1/08.6.14.03.0.00093.00

Return to:  
Paul W. Brown, Attorney at Law  
581 Kinsman Rd  
Memphis, TN 38120  
(901) 767-4159