

**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 # 08-1057**

*de*

3/13/08 1:36:23  
BK 580 PG 283  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Indexing Instructions: .5 ac tract in NW 1/4 of SW 1/4 of 8-2-7  
Southaven, De Soto 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, **Eutropha B. Boddie, a single person, who acquired title to subject property as Eutropha B. Body due to a scrivener's error**, does hereby sell, convey and warrant unto **Designer Homes, LLC, a MS limited liability company**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi, more particularly described as follows, to-wit:

**Legal description of 0.50, more or less, acres of land being located in the Northwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi:**

**Commencing at the Southwest Corner of Lot 7, Gray Estates, Lots 6 & 7 (Plat Book 105, Page 24); thence South 00° 02' 28" East 230.50 feet to an iron pipe (set); said pipe being the POINT OF BEGINNING; thence North 89° 37' 09" West 208.74 feet to an iron pipe (set) in the West right of way line of Davis Road (80' R.O.W.); thence South 19° 19' 20" West 121.08 feet along said right of way to an iron pipe (set); thence North 89° 37' 09" West 168.36 feet to an iron pipe (set); thence North 00° 02' 28" West 115.20 feet to the POINT OF BEGINNING containing 0.50, more or less, acres of land being subject to all codes, regulations, easements and right of way of record. Said legal being taken from survey by Smith and Forsythe Surveying, Inc. dated February 8, 2008, a copy of which is attached hereto as Exhibit A.**

**Parcel # 2073-0800.0-00028.00**

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 grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by her.

THIS conveyance is subject to rights of way and easements for public roads and for public

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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 Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Grantor herein further warrants that **Eutropha B. Boddie is one and the same as Eutropha B. Body who acquired title to subject property by virtue of instrument recorded in Book 233, Page 787, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

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

WITNESS MY SIGNATURE, on this 13th day of March, 2008.

*Eutropha B. Boddie a/k/a Eutropha B. Body*  
(SEAL)  
Eutropha B. Boddie a/k/a Eutropha B. Body

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Eutropha B. Boddie a/k/a Eutropha B. Body, a single person** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 13th day of March, 2008.



*[Handwritten Signature]*

Notary Public

(S E A L)

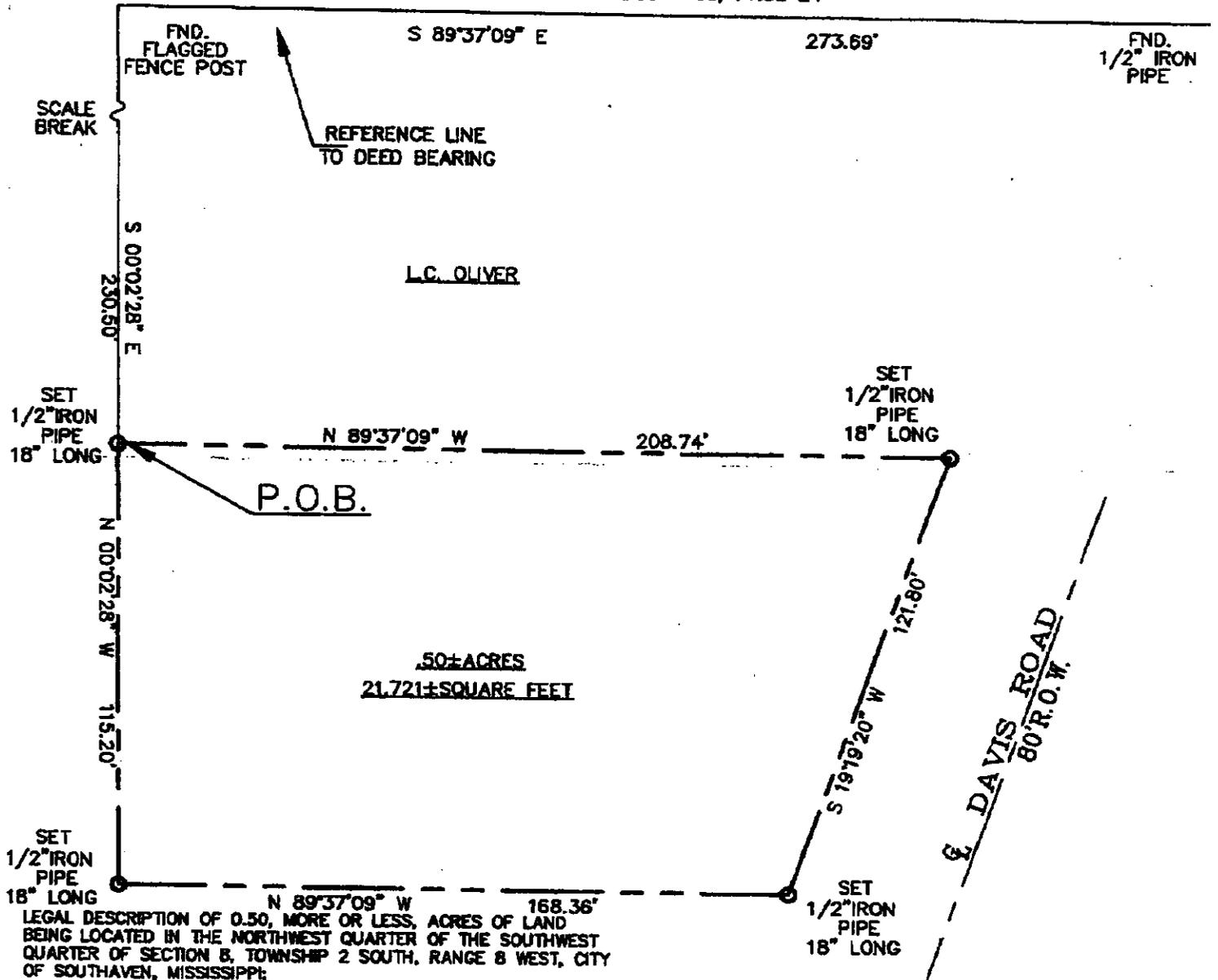
My Commission Expires:

GRANTOR:  
Eutropha B. Boddie  
8526 Spruce Tree Cv.  
Cordova, TN 38018  
HOME: 901-830-6417  
WORK: N/A

GRANTEE  
Designer Homes, LLC  
3122 Bridgemoore Drive  
Nesbit, MS 38651  
HOME: N/A  
WORK: (901) 461-6689

BK 580 PG 285  
THE SURVEYOR DOES NOT WARRANT THAT NO OTHER EASEMENTS EXIST.

7  
GRAY ESTATES  
LOTS 6&7  
PLAT BOOK 105, PAGE 24



LEGAL DESCRIPTION OF 0.50, MORE OR LESS, ACRES OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 WEST, CITY OF SOUTHAVEN, MISSISSIPPI;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7, GRAY ESTATES, LOTS 6 & 7, (PLAT BOOK 105, PAGE 24); THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST 230.50 FEET TO A IRON PIPE (SET); SAID PIPE BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS WEST 208.74 FEET TO A IRON PIPE (SET) IN THE WEST RIGHT OF WAY LINE OF DAVIS ROAD (80' R.O.W.); THENCE SOUTH 19 DEGREES 19 MINUTES 20 SECONDS WEST 121.08 FEET ALONG SAID RIGHT OF WAY TO A IRON PIPE (SET); THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS WEST 168.36 FEET TO A IRON PIPE (SET); THENCE NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST 115.20 FEET TO THE POINT OF BEGINNING CONTAINING 0.50, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, EASEMENTS AND RIGHT OF WAY OF RECORD.

### BOUNDARY SURVEY

# SFS

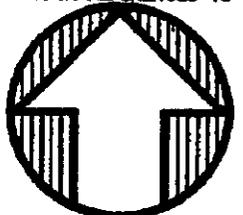
891 RASCO ROAD EAST  
SOUTHAVEN, MISSISSIPPI 38671

# SMITH & FORSYTHE

SURVEYING, INC.

(662) 393-3347  
FAX (662) 393-3346

NORTH REFERENCED TO



PLAT BEARINGS

.50, MORE OR LESS ACRES

( ) DAVIS ROAD  
CITY OF SOUTHAVEN  
DESOTO COUNTY, MISSISSIPPI  
SECTION 8, T-2-S, R-7-W

CENSUS TRACT # 706  
CLASS "C" SURVEY

DATE: FEBRUARY 8, 2008  
FILE: MOTZ.50ACRE/MF  
W.O. NUMBER:  
SCALE: 1" = 40'  
CKD BY: \_\_\_\_\_

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY USING PHYSICAL FEATURES FOUND ON THE GROUND AND FROM AVAILABLE RECORDED INFORMATION AND THIS SURVEY ALSO MEETS THE MINIMUM STANDARDS SET FORTH BY THE STATE OF MISSISSIPPI

FEMA FLOODPLAIN OR FLOODWAY DETERMINATION NOT PROVIDED ON THIS SURVEY.

THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS AND RESTRICTIONS, SUBDIVISION COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

### BOUNDARY SURVEY

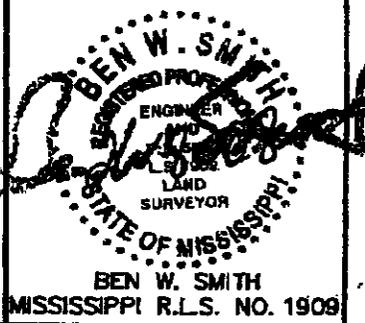


EXHIBIT A