

4/03/08 11:25:22  
BK 581 PG 566  
DESDOTO 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 # 07-1166

Indexing Instructions: Lot 305, Sect D, DeSoto Woods Subd  
Southaven, DeSoto County, Mississippi

4/29/08 11:44:51  
BK 583 PG 373  
DESDOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

\*\*Re-recorded to correct scribener's error in grantor's name.

## 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, ~~Daniel Ray Frank Franklin~~ <sup>Frank Franklin</sup> a single man does hereby sell, convey and warrant unto **Don Daniels, as sole owner**, 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 305, Section D, DeSoto Woods Subdivision located in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 10, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

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 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 his homestead and is not subject to the homestead rights of any person at the time of conveyance.

By way of explanation, the purpose of this conveyance is to convey any interest the Grantor may have in the property but specifically to convey and release the Grantor's life estate right to subject property.

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

WITNESS MY SIGNATURE, on this 24th day of March 2008.

Daniel Ray Franklin (SEAL)  
Daniel Ray Franklin AR DL 924384128

STATE OF AR  
COUNTY OF Ind

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Daniel Ray Franklin, a single man who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 24th day of March, 2008.

Cindy Garrett  
Notary Public

(SEAL)

My Commission Expires:



GRANTOR:  
Daniel Ray Franklin  
75A Clint St.  
Batesville, AR

HOME: 870-251-4234  
WORK: 870-834-1352

GRANTEE  
Don Daniels  
3276 Goodman Rd.  
Southaven, MS 38672  
HOME: 662-404-1884  
WORK: 662-349-0039