

4/30/08 2:35:25 SS
BK 583 PG 490 SS
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 # 08-1085

Indexing Instructions: Lots 858, 325 & 657, DeSoto Village
Horn Lake, 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, **Edwin D. O'Bannon**, does hereby sell, convey and warrant unto **Richard R. Litwa, a married man, 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:

Parcel # 1:

Lot 858, Section B, North ½, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded Plat Book 8, Pages 12-15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel #: 1088-3402.0-00858.00

Property: 2900 Briarwood, Horn Lake, MS 38637

Parcel # 2:

Lot 657, Section B, South ½ & Section East of Cow Pen Creek, DeSoto Village Subdivision, in Sections 33 and 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel #: 1088-3402.0-00657.00

Property: 2995 Greenbriar Cove, Horn Lake, MS 38637

Parcel # 3:

Lot 325, Section A, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel #: 1088-3401.0-00325.00

Property: 6430 Greenbrook Cove, Horn Lake, MS 38637

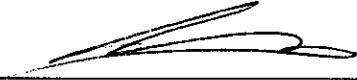
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual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

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

WITNESS MY SIGNATURE, on this 29th day of April, 2008.



Edwin D. O'Bannon (SEAL)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Edwin D. O'Bannon**, 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 29th day of April, 2008.



(S E A L)

A handwritten signature in black ink, appearing to read "Sherril T. Davis", written over a horizontal line.

Notary Public

My Commission Expires:

GRANTOR:

Edwin D. O'Bannon
 200 Sterling Lane
 Hernando, MS 38632
 HOME: 662-349-6536
 WORK: N/A

GRANTEE

Richard R. Litwa
 5089 Meadow Pointe Drive
 Southaven, MS 38672
 HOME: N/A (662-895-2312)
 WORK: ?