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6/18/08 10:46:20 55  
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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

This document was prepared by: Attorney Brad Teplitzky, 293 Walnut Bend Rd S, #103,  
Cordova, TN 38018

## WARRANTY DEED

THIS INDENTURE, made and entered into this 30<sup>th</sup> day of May, 2008, by and between, **Marshall N. Baxter and Estate of Madge M. Harrison**, Grantor herein, and Christopher Klein, and wife, Natalya, Grantee herein.  
Klein

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

**Lot 4, Stonehedge Townhomes II, in Section 32, Township 1 South, Range 7 West, Desoto County, Mississippi, as shown by plat thereof recorded in Plat Book 26, Page 6, in the office of the Chancery Clerk of Desoto County, Mississippi**

**Being the same property conveyed to Marshall N. Baxter and Madge M. Harrison, tenants in common without right of survivorship, recorded in Book 216, Page 27, in the Chancery Clerk's Office of Desoto County, Mississippi.**

**Madge M. Harrison died on or about December 22, 2007 leaving sole heirs to the subject property as stated: Martha M. Harrison and Betty B. Harrison.**

**This conveyance is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Desoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.**

**Also subject to 2008 property taxes, not yet due and payable.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantors do hereby covenant with the said Grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for zoning, subdivision, and building regulations, restrictive covenants and other subdivision declarations, and all easements of record; taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

Marshall N. Baxter  
Marshall N. Baxter

**ESTATE OF MADGE M. HARRISON:**

Martha M. Harrison

Betty B. Harrison

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 30<sup>TH</sup> day of May, 2008, before me, the undersigned Notary Public, of the State and County, personally appeared, Marshall N. Baxter, who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30<sup>th</sup> day of May, 2008.

[Signature]  
Notary Public

My Commission Expires: 8-22-10

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 30<sup>th</sup> day of May, 2008, before me, the undersigned Notary Public, of the State and County, personally appeared, Betty B. Harrison, who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30<sup>th</sup> day of May, 2008

Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of May, 2008, before me, the undersigned Notary Public, of the State and County, personally appeared, Martha M. Harrison, who acknowledged that she signed and





delivered the foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30<sup>th</sup> day of May, 2008

Property Address: 1363 Fox Chase, Southaven, MS 38671

Grantor's Address: Marshall N. Baxter  
4943 EDENSHIRE AVE

Home # (901) 683-2761

Home #

Bus # N/A

Bus #

Betty Harrison

1085 Midd. Lakelake Cordova, TN 38018

Home # 901-755-2216

Bus # 901-818-7120

~~XXXXXXXXXXXXXXXXXXXX~~

Martha M. Harrison

405 S. Barbara Ln Tampa, FL 33609

Home # 813-215-3563

Bus # 813-281-0808

**THIS INSTRUMENT PREPARED BY ~~AND REFERRED TO:~~**

Attorney Brad Teplitsky, 293 Walnut Bend Rd S, #103, Cordova, TN 38018  
901-752-1587

**GRANTEE'S ADDRESS: CHRISTOPHER KLEIN AND WIFE, NATALYA KLEIN  
1363 FOX CHASE  
SOUTHAVEN, MS 38671  
(816) 769-1018**