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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 # 08-1132

Indexing Instructions: Lot 1179, Section F, Greenbrook Subd.
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, **James McCain, and Kathryn McCain, who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, she may have in and to subject property by virtue of her marriage to James McCain, does hereby sell, convey and warrant unto Sean E. Hilsdon, a single person, and April C. Cheung, a single person, as joint tenants with full right 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 De Soto, State of Mississippi, more particularly described as follows, to-wit:**

Lot 1179, Section F, GREENBROOK SUBDIVISION, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Pages 46-49, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1074-1907.0-01179.00

Property Address: 8540 Lakeshore Drive, Southaven, MS 38671

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.

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

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WITNESS MY SIGNATURE, on this 31st day of July, 2008.

JAMES McCain (SEAL)
James McCain

Kathryn McCain (SEAL)
Kathryn McCain

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 **James McCain and Kathryn McCain** 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 31st day of July, 2008.



[Signature]

Notary Public

(SEAL)

My Commission Expires:

GRANTOR:

James McCain
310 CLAZINGTON DR.
SOUTHAVEN, MS 38671
HOME: 901.378.3327
WORK: 901.367.2600

GRANTEES

Sean E. Hilsdon and April C. Cheung
8540 LAKE SHORE DRIVE WEST
SOUTHAVEN MS 38671
HOME: (901) 489-8143
WORK: (662) 912-1039