

Prepared By &
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REALTY TITLE

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10/10/08 9:12:30
BK 595 PG 292
DE SOTO COUNTY, MS
M.E. DAVIS, CH CLERK

* 6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077 / (662)893-8188 (fax)
File No. 08080393

WARRANTY DEED

Kenneth W. Shifflett and Cheryl D. Shifflett - Grantor(s)

Brad Frantsen and Rachel Frantsen - Grantee(s)

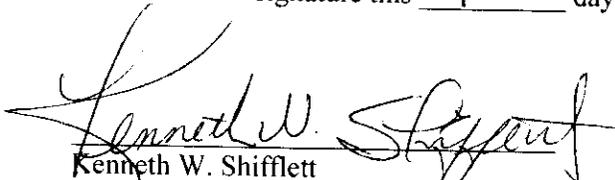
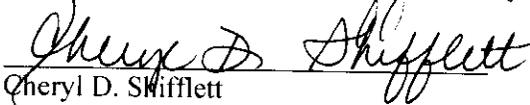
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Kenneth W. Shifflett and Cheryl D. Shifflett do hereby sell, convey and warrant unto Brad Frantsen and Rachel Frantsen, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 16, Section A, College Grove Subdivision, situated in Section 10, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 14, Page 26-29 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed 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 the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

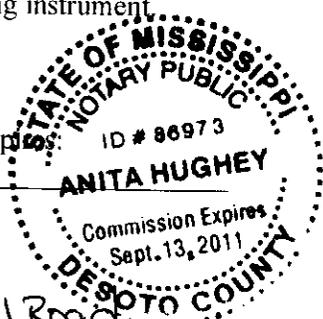
WITNESS our signature this 7th day of October, 2008.

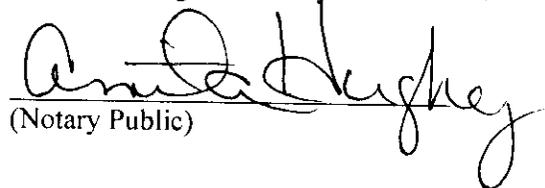

Kenneth W. Shifflett

Cheryl D. Shifflett

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of October, 2008 within my jurisdiction, the within named Kenneth W. Shifflett and Cheryl D. Shifflett, who acknowledged that they executed the above and foregoing instrument.

My commission expires:




(Notary Public)

Grantors' Address:

9401 Quail Road
Olive Branch, MS 38654

H- 662-895-4238

W- N/A

Grantees' Address:

4300 Guayak Road
Olive Branch, MS 38654

H- 605-645-8939

W- N/A