

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 # 08-1212

Indexing Instructions: Lot 18, Sec A, Wellington Square
Horn Lake, 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, **Ruth A. Scott, a single person** does hereby sell, convey and warrant unto **Robert Cochran, a married man, as sole owner**, 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 18, Section A, WELLINGTON SQUARE SUBDIVISION, in Sections 27 and 28, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 40, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1088-2710.0-00018.00

Property Address: 7053 Tudor Lane, 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 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.

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

11th (SD)

WITNESS MY SIGNATURE, on this 12th day of November, 2008.

Ruth A. Scott (SEAL)
Ruth A. Scott

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 **Ruth A. Scott, a single person** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 12th day of November, 2008.



11th (SD)
[Signature]

Notary Public

(SEAL)

My Commission Expires:

GRANTOR:

Ruth A. Scott
7101 Tulane Rd. #103
Horn Lake, MS 38637
HOME: 662-3936854
WORK: 901-690-5764

GRANTEE

Robert Cochran
7053 Tudor Lane
Horn Lake, MS 38637
HOME: 902-7928
WORK: 662-357-1111