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12/15/08 3:29:57
BK 599 PG 378
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK
GRANTOR(S)

ALLEN D. COLE, JR.

TO

WARRANTY DEED

STEEN RENTAL PROPERTIES, LLC

GRANTEE(S)

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 which is hereby acknowledged, ALLEN D. COLE, JR. does hereby sell, convey and warrant unto STEEN RENTAL PROPERTIES, LLC, the land lying and being situated in **DeSoto** County, Mississippi, more particularly described as follows, to-wit:

DESCRIPTION OF A 1.9 ACRE LOT COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST, CITY OF HERNANDO IN DESOTO COUNTY, MISSISSIPPI:

Commencing at the Southeast corner of the Northwest 1/4 of Section 24, Township 3 South, Range 8 West, DeSoto County, Mississippi, point being in center of old Hwy. 51; thence W 25' to the West right of way of said Hwy. 25' to the Point of Beginning; thence North along said right of way 242.6' to point at center of power line; thence West along power line 303' to point in East right of way of new 51 Hwy.; thence South 19 degrees 00' East along right of way along a curve to right with Chord Bearing of 19 degrees 00' East and distance of 265' to iron pin found; thence South 15 degrees 45' East 98' to point on East pavement edge of public drive, thence North 88 degrees 42 minutes 34 seconds East 190.17' to point on West right of way of 51 Hwy.; thence North 98' to Point of Beginning and being 1.9 acres.

This being the same property conveyed to Allen D. Cole, Jr. by Warranty Deed recorded at Deed Book 0483, Page 0332 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2008 have been prorated

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as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

WITNESS MY SIGNATURE this the 12th day of December, 2008.



ALLEN D. COLE, JR.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named ALLEN D. COLE, JR., who acknowledged that he/she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her free and voluntary act and deed after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office this the 12th day of December, 2008.





NOTARY PUBLIC / Ann Lunceford

MY COMMISSION EXPIRES: 9/14/11

(Seal)

GRANTORS ADDRESS: 216 Woodlake Drive, Gallatin, TN 37066
HOME PHONE: N/A WORK PHONE: 615-414-6751

GRANTEES ADDRESS: 2100 Green Village Cove, Hernando, MS 38632
HOME PHONE: N/A WORK PHONE: (901) 268-4800

Prepared by:
George B. Ready
P.O. Box 127
Hernando, MS 38632
(662) 429-7088

Return to:
Baskin, McCarroll, McCaskill & Campbell, P.A.
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