

**STEPHEN T O'BRIEN, ET UX
GRANTORS**

TO

WARRANTY DEED

**ANTHONY M HERNANDEZ, ET AL
GRANTEES**

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, We, the undersigned Grantors, **STEPHEN T O'BRIEN AND ELIZABETH A O'BRIEN, husband and wife**, do hereby sell, convey and warrant unto **ANTHONY M HERNANDEZ, a single person, AND CRYSTAL A HURT, 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 DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 3122, Section O, Southaven West Subdivision, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 12 and 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said lands are 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; taxes for the year 2008 shall be prorated among the parties.

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WITNESS OUR SIGNATURE this 12th day of December, 2008.

Stephen T. O'Brien
Stephen T O'Brien

Elizabeth A. O'Brien
Elizabeth A O'Brien

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12th day of December, 2008, within the jurisdiction, the within named Stephen T O'Brien and Elizabeth A O'Brien, who acknowledged that they executed the above and foregoing instrument.



[Signature]
Notary Public

GRANTORS' ADDRESS AND PHONE:
4766 Briarton Drive
Southaven, MS 38671
Home: None
Work: *n/a*

GRANTEES' ADDRESS AND PHONE:
7856 Trafton Cove South
Southaven, MS 38671
Home: *n/a*
Work: *n/a*

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, LLC
LAWRENCE F. HATTEN, III, ATTORNEY
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SOUTHAVEN, MS 38672
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