

AFTER RECORDIN RETURN TO:

 **Mississippi Real Estate Closings, LLC**  
1240 Goodman Road Ste 3  
Southaven, MS 38671  
662-349-1818

**Wayne H. Hodges and Deborah E. Hodges** GRANTOR(S)  
TO  
**Quinton A. Matthews Sr. and Crystal Matthews** GRANTEE(S)

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

## WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Wayne H. Hodges and Deborah E. Hodges GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Quinton A. Matthews Sr. and Crystal Matthews, GRANTEE(S)**, as **tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 123, Section B, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Page 52, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to Wayne H. Hodges and Deborah E. Hodges by Warranty Deed from Orville E. Anderson and Louise E. Anderson dated September 6, 1980 and filed for record in Book 149, Page 126, in the office of the Chancery Clerk of Desoto County, Mississippi.

Said legal description intended to describe the same property described in Deed Book 7, at Page 52, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Witness the signature of the Grantor on this the 15<sup>th</sup> day of April, 2009

Wayne H. Hodges Deborah E. Hodges  
Wayne H. Hodges Deborah E. Hodges

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Wayne H. Hodges and Deborah E. Hodges who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 15<sup>th</sup> day of April, 2009.



Terry Howell  
NOTARY PUBLIC

SEAL

My Commission Expires:

4-28-10

Grantor's Address:

24363 Hwy 310 E  
Como MS 38619

Ph: 901-605-3043  
N/A

Grantee's Address:

State Ashford Dr.  
Green Lake MS 38637

Ph: 901-949-8172  
N/A

Prepared By:

M. Reid Stanford, Esq.  
307 West Main Street  
Tupelo, MS 38804  
Phone: 662.791.7878  
MS Bar No.: 10,011

INDEXING INSTRUCTIONS: Lot 123, Section B, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi