

~~AFTER RECORDING RETURN TO:~~

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

The James A. and Patricia Leigh Parks Revocable Trust dated March 5, 2007
James A. or Patricia Leigh Parks, Trustees

GRANTOR(S)

TO

Thomas W. Dickey

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, **The James A. and Patricia Leigh Parks Revocable Trust dated March 5, 2007 James A. or Patricia Leigh Parks, Trustees GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Thomas W. Dickey and GRANTEE(S)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 25, Phase One, College Park Subdivision, situated in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 79, Pages 30-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to James A. Parks and Patricia L. Parks Trustees of the James A. Parks and Patricia L. Parks Trust dated 5/18/99 by Warranty Deed and filed for record in Book 443, Page 561, in the office of the Chancery Clerk of Desoto County, Mississippi.

Said legal description intended to describe the same property described in Deed Book 79, at Pages 30-32, 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;

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- 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 29th day of April, 2009

The James A. and Patricia Leigh Parks Revocable Trust dated March 5, 2007

James A. Parks
 James A. Parks, Trustee

Patricia Leigh Parks
 Patricia Leigh Parks, Trustee

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, The James A. and Patricia Leigh Parks Revocable Trust dated March 5, 2007, James A. or Patricia Leigh Parks, Trustees 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 29th day of April, 2009.



Terry Howell
 NOTARY PUBLIC

SEAL

My Commission Expires:

4-25-10

Grantor's Address:

709 CR 400
Falkner MS 38629

Ph: 901-652-6781
NA

Grantee's Address:

4072 Destin Dr.
Olive Branch, MS 38654

Ph: 800-854-6655

Prepared By:

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INDEXING INSTRUCTIONS: