
Space Above This Line for Recording Data

✂ Prepared By: **Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077**

Return To: **Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077**

WARRANTY DEED

Grantor(s): Candise J. Morgan Rader
Address: 10 Seay drive, Rome GA, Olive Branch, MS 38654

Phone: 901-550-9266 (Home) 706-802-4600 (Work)

Grantee(s): William B. Copeland
Address: 5751 Eagleston Drive, Olive Branch, MS 38654

Phone: 901-591-7640 (Home) 901-377-9016 (Work)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Candise J. Morgan Rader** does/do hereby sell, convey and warrant unto **William B. Copeland, a single person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 72, Section B, Birdsong Subdivision, situated in Section 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 61, Page 39 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

09080194

2

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 13th day of May, 2009.

Candise J. Morgan Rader
Candise J. Morgan Rader

Robert Rader
Robert Rader

STATE OF GA
COUNTY OF Floyd

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5-13-09 day of May, 2009, within my jurisdiction, the within named Candise J. Morgan Rader and Robert Rader, who acknowledged that she executed the above and foregoing instrument.

Deanna S. Parviz
(Notary Public)

My commission expires:
June 1, 2009

