

AFTER RECORDIN RETURN TO:

5/22/09 12:03:09
DK W BK 608 PG 567
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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

Derrick Farmer and Janice Farmer
TO GRANTOR(S)

Bret J. Bridges and Tracey L. Bridges 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, **Derrick Farmer and Janice Farmer GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Bret J. Bridges and Tracey L. Bridges 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 73, Section D, Germanwood Plantation Subdivision situated in Section 21 and 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, Pages 10, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to Derrick Farmer by Warranty Deed from U.S. Bank National Association dated June 14, 2007 and filed for record in Book 562, Page584, in the office of the Chancery Clerk of Desoto County, Mississippi.

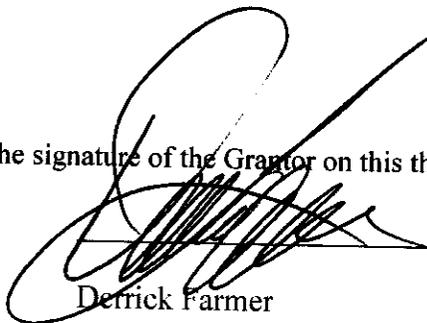
Said legal description intended to describe the same property described in Deed Book 46, at Page 10, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

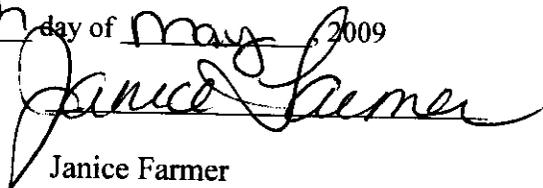
There is expected from the warranty hereof and this conveyance is made subject to the following:

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 De Soto County, Mississippi.

Witness the signature of the Grantor on this the 18th day of May, 2009


Derrick Farmer


Janice Farmer

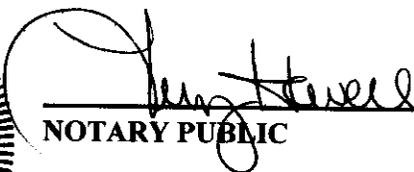
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Derrick Farmer and Janice Farmer 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 18th day of May, 2009.




NOTARY PUBLIC

SEAL

My Commission Expires:

4-25-10

Grantor's Address:

7871 Windersgate Cir.
Oliver Branch Ms 38654

Ph: 901-828-4740
N/A

Grantee's Address:

7829 Windersgate Cr.
Oliver Branch Ms 38654

Ph: 901-262-1697
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: