

Space Above This Line for Recording Data

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

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### WARRANTY DEED

Grantor(s): **Ashley Varner Benham**

Address: 480 A Hwy 328 Oxford, MS 38655

Phone: 901-461-5690 (Home) 336-262-7972 (Work, if any)

Grantee(s): **Aaron R. Pyle**

Address: 1360 Greycliff Drive Southaven, MS 38671

Phone: 870-926-6743 (Home) NA (Work, if any)

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

**LEGAL DESCRIPTION: Lot 114, Section F, Stonehedge Place Subdivision, situated in Section 29, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 55, Page 20 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**By way of explanation, James D. Benham, husband of Ashley Varner Benham, joins in this Deed to convey any homestead, marital or any other rights he may have or hereinafter acquire in said property by virtue of his marriage to Ashley Varner Benham.**

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.

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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 12th day of June, 2009.

Ashley Varner Benham  
Ashley Varner Benham

James D. Benham  
James D. Benham

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 12<sup>th</sup> day of June, 2009, within my jurisdiction, the within named **Ashley Varner Benham and James D. Benham**, who acknowledged that they executed the above and foregoing instrument.

Anita Hughey  
(Notary Public)

My commission expires \_\_\_\_\_

