

CLAUDIA H. TWIST, Individually and as Executrix
of the Estate of Chelsea Y. Dean, GRANTOR

TO

WARRANTY DEED

BRETT BROWN and EMILY BLAIR JAMES, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor CLAUDIA H. TWIST, Individually and as Executrix of the Estate of Chelsea Y. Dean, hereby sells, conveys, and warrants unto the Grantees BRETT O. BROWN and EMILY BLAIR JAMES, as joint tenants with rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of Lot No. 380 in the Town of Hernando, located in Section 13, Township 3, Range 8 West, as the same is shown on the official map of said Town of Hernando, in the Chancery Court Clerk's Office, DeSoto County, Mississippi, and with said lands being described by metes and bounds as follows, to-wit: BEGINNING at a point on the North line of Lot No. 380, which said point is 208.4 feet east of the Northwest corner of said lot and which beginning point is also the northeast corner of the F.L. Manning lot; thence east along the north line of Lot 380 a distance of 109 feet to the northwest fence corner of Mrs. Bowdre's orchard lot; thence south along Mrs. Bowdre's fence line a distance of 261.4 feet to the south line of Lot 380; thence west along the south line of said lot and the existing fence line, a distance of 109 feet to a point in the south line of Lot 380, which said point is 208.4 feet east of the southwest corner of said Lot 380, and which said point is also the southeast corner of said F.L. Manning lot; thence north with the east line of said Manning lot a distance of 261.4 feet to the point of beginning, said lands are the same lands conveyed to Avery M. Rogers, et ux, by Warranty Deed dated December 11, 1971, of record in Book 92, Page 647, of the Deed Records of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive

Prepared by:
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covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. The warranty in this deed is subject to any prior conveyance or reservation of minerals of every kind and character, including but not limited to current or prior owners. No such reservation is made by Grantor herein however with this conveyance. Taxes for 2009 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 4th day of June, 2009.

Claudia H. Twist

Claudia H. Twist, Individually and as
Executrix of the Estate of Chelsea Y.
Dean

STATE OF ~~MISSISSIPPI~~ *Maryland*
COUNTY OF ~~DESOTO~~ *Baltimore* * *Claudia H. Twist*

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ~~E. DAVID LINDSAY~~, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of June, 2008 ⁹

[Signature]
NOTARY PUBLIC

My Commission Expires:
12/17/12

JONATHAN BERNSTEIN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES 12-17-2012

GRANTOR'S ADDRESS: *P.O. Box 276, Hernando, MS 38632*
Home #: 662-429-3109 Bus #: 662-429-5277
Grantee's Address: P.O. Box 276, Hernando, MS 38632
1564 Pontotoc
662-429-3109 662-429-5277

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