

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1113

Indexing Instructions: Lot 167, Section C, Worthington Subd
Southaven, DeSoto County, Mississippi

GRANTORS:

Nicholas Montgomery Stiles and Emily K.
Stiles
475 Military Cove
Collierville TN 38017
HOME: (901) 569-4385
WORK: (901) 569-8384

GRANTEE

Cory A. Coffman
1067 Fredrick Drive
Southaven, MS 38671

HOME: 901-652-4497

WORK: 662-562-0100 Ext 1-241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nicholas Montgomery Stiles and Emily K. Stiles, who acquired title as Emily R. Stiles due to a scrivener's error, husband and wife** does hereby sell, convey and warrant unto **Cory A. Coffman, a single person**, as sole owner, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 167, Section C, WORTHINGTON SUBDIVISION, in Section 32, Township 1 South, Range 7 West and Section 5, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 83, Pages 24-26, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2073-0503.0-00167.00

Property Address: 1067 Fredrick Drive, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

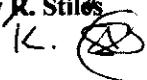
THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Grantors herein further warrant that Emily K. Stiles is one and the same as Emily R. Stiles who acquired title in Warranty Deed of record in Book 494, Page 645, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 1st day of July, 2009.

Nicholas Montgomery Stiles (SEAL)
Nicholas Montgomery Stiles

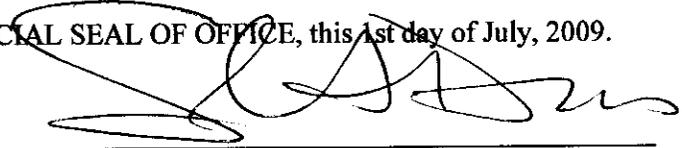
Emily K. Stiles (SEAL)
Emily R. Stiles
K. 

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Nicholas Montgomery Stiles and Emily R. Stiles**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 1st day of July, 2009.





Notary Public

(SEAL)

My Commission Expires