

Y.A.
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7/08/09 9:38:36
DK W BK 611 PG 607
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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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): Michael S. Rodgers

Address: 732 Shadow View Drive Hernando, MS 38632

Phone: 901-490-1230 (Home) N/A (Work, if any)

Grantee(s): Timothy C. Wyatt

Address: 10569 Rhapsody Cove, Walls, MS 38680

Phone: 901-734-4460 (Home) N/A (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, **Michael S. Rodgers** does hereby sell, convey and warrant unto **Timothy C. Wyatt, a single person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 29, Section A, Encore PUD, situated in Section 5 and 8, Township 2 South, Range 9 West, as shown on plat of record in Plat Book 98, Page 46-47 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.

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.

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WITNESS our signature this 7th day of July, 2009.

Michael S. Rodgers
Michael S. Rodgers

**STATE OF MISSISSIPPI
COUNTY OF DeSOTO**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of July, 2009, within my jurisdiction, the within named **Michael S. Rodgers**, who acknowledged that he executed the above and foregoing instrument.

[Signature]
(Notary Public)

My commission expires:
8.17.09

