

Space Above This Line for Recording Data

Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

* Return to: First National Financial Title Svs, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Phillip Gregory Smith and Rita Carol Smith
Address: 376 CR 202 Abbeville MS 38601
Phone: (Home) 901-340-2082 (Work, if any)

Grantee(s): Anthony Jeans and Stephanie Jeans
14670 Bell Road
Byhalia, MS 38611
Address:
Phone: N/A (Home) 901-866-7553 (Work, if any)

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 which is hereby acknowledged, We, the undersigned Grantors, **PHILLIP GREGORY SMITH AND RITA CAROL SMITH, husband and wife**, do hereby sell, convey and warrant unto **ANTHONY JEANS AND STEPHANIE JEANS, husband and wife**, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 2, Bell Road Subdivision, in Section 21, Township 2 South, Range 5 West, as shown by plat of record in Plat Book 81, at Page 38, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are 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.

parties. Possession is given upon the delivery of this deed; taxes for the year 2009 shall be prorated among the

WITNESS OUR SIGNATURES this 7th day of August, 2009.

Phillip Gregory Smith
Phillip Gregory Smith

Rita Carol Smith
Rita Carol Smith

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 August, 2009, within the jurisdiction, the within named Phillip Gregory Smith and Rita Carol Smith, who acknowledged that they executed the above and foregoing instrument.

Lawrence F. Hatten, III
Notary Public

(SEAL)

My Commission expires:



FILE #: S16389