

**AFTER RECORDIN RETURN TO:**

Mississippi Real Estate Closings, LLC  
1240 Goodman Road Ste 3  
Southaven, MS 38671  
662-349-1818

Prepared By:  
M. Reid Stanford, Esq.  
307 West Main Street  
Tupelo, MS 38804  
Phone: 662.791.7878  
MS Bar No.: 10,011

**E. Wayne Mitchell and Rhonda D. Mitchell**  
**TO**  
**Nyla H. Crosby and husband, David Young Crosby**

**GRANTOR(S)**  
**GRANTEE(S)**

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

**WARRANTY DEED**

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **E. Wayne Mitchell and Rhonda D. Mitchell GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Nyla H. Crosby and David Young Crosby GRANTEE(S), wife and husband, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Lot 9, Section B, Flower Creek Subdivision, located in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi

Lot 9, Section B, Flower Creek Subdivision, located in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 24, Pages 46-48, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed by Warranty Deed to E. Wayne Mitchell and Rhonda D. Mitchell dated August 25, 1993 and filed for record in Book 261, Page 207 in the office of the Chancery Clerk of DeSoto County, Mississippi

Said legal description intended to describe the same property described in Deed Book 24, at Page 46-48, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

Grantor's Address:

1803 Gillespie Pl. S.  
Southaven, MS 38671  
Ph: 901.483.7507

Grantee's Address:

740 Dogwood Trail  
Southaven MS 38671  
Ph: 720.352.2850

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Witness the signature of the Grantor on this the 21 day of August, 2009

E. Wayne Mitchell  
 E. Wayne Mitchell

Rhonda D. Mitchell  
 Rhonda D. Mitchell

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, E. Wayne Mitchell and Rhonda D. Mitchell who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 21 day of August, 2009.



[Signature]  
 NOTARY PUBLIC

SEAL

My Commission Expires:

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