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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): **Theodore M. Opsahl**
Address: **1155 Thunderbird Drive**
Hernando, MS 38632
Phone: **901-490-6908**

Grantee(s): **Kevin C. Franklin and Karen M. Franklin**
Address: **1155 Thunderbird Drive**
Hernando, MS 38632
Phone: **662-633-7745**

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, I, the undersigned Grantor, **THEODORE M. OPSAHL and wife, MARTI OPSAHL**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights she may have to subject property by virtue of her marriage to Theodore M. Opsahl, do hereby sell, convey and warrant unto **KEVIN C. FRANKLIN AND KAREN M. FRANKLIN**, 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 511, Section D, Buena Vista Lakes Subdivision, in Section 14, Township 4 South, Range 8 West, as shown by plat of record in Plat Book 5, Pages 40-43, 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.

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

WITNESS MY SIGNATURE this 10th day of September, 2009.

Theodore M. Opsahl
Theodore M. Opsahl

Marti Opsahl
Marti Opsahl

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of September, 2009, within the jurisdiction, the within named Theodore M. Opsahl and Marti Opsahl, who acknowledged that they executed the above and foregoing instrument.

L. F. Hatten, III
Notary Public

(SEAL)

My Commission expires:



FILE #: S16459