

PREPARED BY AND RETURN TO:

X
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1026

Indexing Instructions: NE ¼ of the NW ¼ of Section 2, Township 3 South,
Range 8 West, DeSoto County, Mississippi

GRANTOR:

Melissa K. White and
Milton L. White
66 Robertson Road
Hernando, MS 38632
HOME: 901-299-6772
WORK: 901-299-6772

GRANTEE

Melissa K. White
66 Robertson Road
Hernando, MS 38632
HOME: 901-299-6772
WORK: 901-299-6772

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, **Melissa K. White, who acquired title as Melissa K. Pennacchio, and Milton L. White, Jr., wife and husband,** do hereby sell, convey and warrant unto **Melissa K. White, 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:

3.94 acres (171,626.4 s.f.) being part of the northeast quarter of the northwest quarter of Section 2, Township 3 South, Range 8 West, DeSoto County, Mississippi, and described as follows:

Beginning at the northeast corner of the northwest quarter of Section 2, Township 3 South, Range 8 West; thence S 01 deg. 15 min. 36 sec. E 221.3 feet along the east line of said quarter section to a point at the northeast corner of a 10 acre lot as recorded in deed book 103, page 290; thence S 77 deg. 47 min. 24 sec. West 1020.57 along the north line of said 10 acre lot to appoint in Robertson Road and the point of beginning (there is a 3/8" rebar set 44.97 ft. East of point on line); thence N 39 deg. 06 min. 25 sec. West 147.5 ft along Robertson Road to a point at the southwest corner of a 1.5 acre lot as recorded in deed book 209, page 556 (there is a 3/8" rebar set 40 ft. east of point on line); thence N 49 deg. 21 min. 05 sec. East 416.49 ft. along the south line of said 1.5 acre lot to a tee post broken off at the ground. Said point being the northeast corner of said 1.5 acre lot and on the south line of a 3.6 acre lot as recorded in deed book 198, page 421; thence S 89 deg. 33 min. 38 sec. East 329.88 ft. along the south line of said 3.6 acre lot to a tee post; thence S 06 deg. 35 min. 05 sec. East 258.93 ft. along the west line of said 3.6 acre lot to a 1/2" rebar at the southwest corner of said 3.6 acre lot and on the north line of the above 10 acre lot. Thence S 77 deg. 47 min. 24 Sec. West 595.97 ft. along the north line of said 10 acre lot to the point of beginning. Parcel containing 3.94 acres and being that same property as recorded in deed book 240, page 49 of the Office of the Chancery Clerk, DeSoto County, Mississippi. There are two recorded electrical easements on this property, deed book 33, page 447 and deed book 180, page 205, but only one electrical line was founded on property. Property located in census district no. 711.

Parcel # 3081-0200.0-00009.02

Property Address: 66 Robertson Road, Hernando, MS 38632

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 grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

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.

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

WITNESS MY SIGNATURE, on this 8th day of October, 2009.

Melissa K. White (SEAL)
Melissa K. White f/k/a Melissa K. Pennacchio

Milton L. White, Jr. (SEAL)
Milton L. White, Jr.

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 **MELISSA K. WHITE F/K/A MELISSA K. PENNACCHIO and MILTON L. WHITE, JR.**, 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 8th day of October, 2009.

[Signature]
Notary Public

(SEAL)
My Commission Expires March 20, 2012



*****NO TITLE SEARCH WAS REQUESTED AND NONE WAS PROVIDED BY THE PREPARER OF THIS INSTRUMENT*****