

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:

WARRANTY DEED

Grantor(s): **Juanita E Spencer**
Address: **18219 Hwy 71 North**
Mountainburg, AR 72946
Phone: **901-482-0739**

Grantee(s): **Willis Green and Rita Green**
Address: **5609 Ridgetop Drive**
Horn Lake, MS 38637

Phone: 662-226-6558

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, **JUANITA E SPENCER, who took title as Juanita E Kopchick**, do hereby sell, convey and warrant unto **WILLIS GREEN AND RITA GREEN, 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 147, Section A, Churchwood Estates Subdivision, situated in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 45-46, in the office of the Chancery Clerk of DeSoto County, Mississippi

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.

By way of explanation, the Grantor herein acquired title to subject property as a tenant by the entirety with full right of survivorship with James C Kopchick, who passed away on September 21, 2000, a copy of the death certificate is available in the office of the Mississippi State Dept. of Health Vital Records.

Angela Jones
5050 Poplar Mans

WITNESS MY SIGNATURE this 22nd day of October, 2009.

Juanita E Spencer

Juanita E Spencer

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of October, 2009, within the jurisdiction, the within named Juanita E Spencer, who acknowledged that she executed the above and foregoing instrument.



(S E A L)

My Commission expires

L. Hatten

Notary Public

FILE #: S16619