

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1208

Indexing Instructions: Lot 22, Sec A, Dickens Place S/D
Southaven, DeSoto County, Mississippi

GRANTOR:

Kenneth Warren Railey
883 CR 400
Corinth MS 38834
HOME: 662 396 4702
WORK: 901-4957920

GRANTEES

Terry D. Rupe and Rebecca L. Rupe
4643 Chalice Drive
Southaven MS 38672
HOME: 918-805-3356
WORK: 901-544-3602

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, **Kenneth Warren Railey and Wanda E. Railey, who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, she may have in and to subject property by virtue of her marriage to Kenneth Warren Railey, do hereby sell, convey and warrant unto Terry D. Rupe and Rebecca L. Rupe, 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, more particularly described as follows, to-wit:**

Lot 22, Section A, DICKENS PLACE, PUD, in Section 9, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2072-0901.0-00022.00

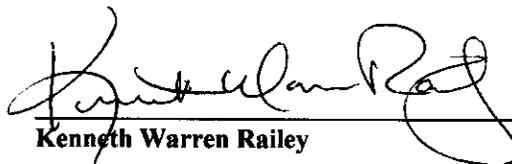
Property Address: 4643 Chalice Drive, Southaven, MS 38672

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 grantees or their assigns any deficit on actual proration and likewise, the grantees agree 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 20th day of November, 2009.

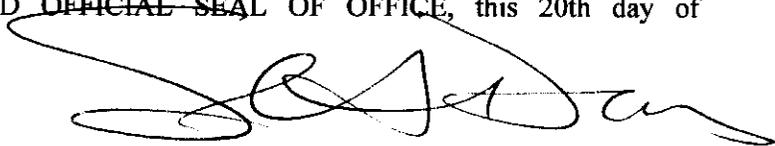
 (SEAL)
Kenneth Warren Railey

 (SEAL)
Wanda E. Railey

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 Kenneth Warren Railey and Wanda E. Railey 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 20th day of November, 2009.



Notary Public

(SEAL)

My Commission Expires

