

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

~~Return To:~~ Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

### WARRANTY DEED

Grantor(s): **Dennis Lee Sanders**

Address: 6181 Sierra Drive, Olive Branch, MS 38654

Phone: 901-219-2463 (Home) 662-893-3531 (Work, if any)

Grantee(s): **Duane A. Cochran**

Address: **5959 Alexandria Lane, Southaven, MS 38671**

Phone: 248-342-8409 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Dennis Lee Sanders** does/do hereby sell, convey and warrant unto **Duane A. Cochran, a married person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

**LEGAL DESCRIPTION: Lot 256, Stone Creek Subdivision, Phase C of Plum Point Villages, situated in Section 1, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 67, Page 34-36 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

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WITNESS our signature this 18th day of November, 2009.

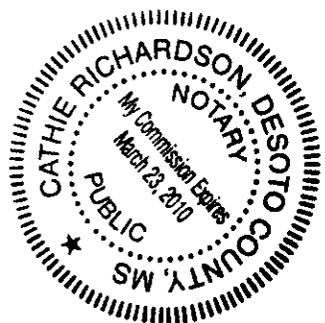
*Dennis Lee Sanders*  
Dennis Lee Sanders

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of November, 2009, within my jurisdiction, the within named **Dennis Lee Sanders**, who acknowledged that he executed the above and foregoing instrument.

*Cathie Richardson*  
(Notary Public)

My commission expires:  
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