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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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

Return To: Lamar & Hannaford, P.A., 214 S. Ward Street, Senatobia, MS 38668 (662)562-6537

### WARRANTY DEED

Grantor(s): **Mary R. Johnson**  
Address: **5360 Gilder Cove, Horn Lake, MS 38637**  
Phone: **662-393-8713 / NA**

Grantee(s): **Mark Griffis, Jr. and Bonnie M. Griffis**  
Address: 624 Confederate Ridge, Lake Cormorant, MS 38641  
Phone: 901-485-8014 (Home) 901-619-4148 (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, **Mary R. Johnson** does hereby sell, convey and warrant unto **Mark Griffis, Jr. and Bonnie M. Griffis, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: **Lot 15, Confederate Ridge Subdivision, situated in Section 35, Township 2 South, Range 9 West, as shown on plat of record in Plat Book 71, Page 21-22 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**By way of explanation, Mark Johnson, husband of Mary R. Johnson, joins in this Deed to convey any homestead, marital or any other rights he may have or hereinafter acquire in said property by virtue of his marriage to Mary R. Johnson.**

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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.

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

*Mary R. Johnson*  
\_\_\_\_\_  
Mary R. Johnson

*Mark Johnson*  
\_\_\_\_\_  
Mark Johnson

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 December, 2009 within my jurisdiction, the within named **Mary R. Johnson and Mark Johnson**, who acknowledged that they executed the above and foregoing instrument.

*[Signature]*  
\_\_\_\_\_  
(Notary Public)

My commission expires:

\_\_\_\_\_

