1/14/10 1:43:49
DK W BK 625 PG 291
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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 # 09-1100

Indexing Instructions: 7+/- ac in the NE 1/4 of Sec 22,T2S,R8W
DeSoto County, Mississippi

GRANTOR:
Randall W. Freeman
2487 Starlanding Road
Nesbit, MS 38651
HOME: 662.781.1454
WORK: 901.356.9971

GRANTEE
Randall W. Freeman and Martha Jane Freeman
2487 Starlanding Road
Nesbit, MS 38651
HOME: 662.781.1454
WORK: 901.356.9971

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, **Randall W. Freeman** does hereby sell, convey and warrant unto **Randall W. Freeman and Martha Jane Freeman, 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:

Lying and being situated in the Northeast (NE) Quarter of Section 22, Township 2 South, Range 8 West, and being Lot 1, of the Rust Starlanding 3 Lot Minor Subdivision, more particularly described as follows:

Being at the Northwest Corner of Section 22, Township 2 South, Range 8 West, DeSoto County, Mississippi; thence North 84 degrees 31 minutes 00 seconds East a distance of 2694.55 feet to a point, said point being the true

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point of beginning; thence continuing North 84 degrees, 31 minutes 00 seconds East a distance of 95.58 feet to a point; thence South 05 degrees 26 minutes 57 seconds East a distance of 547.54 feet to a point; thence South 15 degrees 50 minutes 34 seconds East a distance of 202.25 feet to a point; thence North 84 degrees 31 minutes 00 seconds East 143.51 feet to a point; thence South 05 degrees 26 minutes 00 seconds West 275.58 feet; thence North 05 degrees 26 minutes 57 seconds West a distance of 1582.25 feet to the point of beginning passing a ½ inch iron pin at 1542.25 feet, containing 7.00 acres, more or less. Also being subject to rights of ways of public roads and utilities, local and planning and Health Department regulations and easements of record.

Parcel # **2085-2200.0-00002.09**

Property Address: **2487 Starlanding Road, Nesbit, MS 38651**

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 it.

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.

The purpose of this conveyance is to create a tenancy by the entirety with full right of survivorship and not as tenants in common between Randall W. Freeman and Martha Jane Freeman.

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

WITNESS ITS SIGNATURE, on this 14th day of JANUARY, 2010.

Randall W Freeman

Randall W. Freeman

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 Randall W. Freeman who acknowledged to me that he

executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 14th day of January, 2010.

Notary Public

NOTARY PUBLIC
ID # 3077
SHERRI T. DAVIS
Commission Expires
March 20, 2012

(S E A L)

My Commission Expires:

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