

4/27/10 2:55:57
DK W BK 632 PG 12
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

5/5

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 # 10-1056

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Indexing Instructions: Lot 32, Sec B, Deer Creek Subd, in Sec 7,
T3S, R7W, Plat Book 55, Pages 17-18, DeSoto County, Mississippi

GRANTORS:

Stephen V. Grace and Carol A. Grace
3006 Walden Crossing
Canton, GA 30115
HOME: 901-489-5202
WORK: none

GRANTEES

Robert Brian Puff and Abby Marguerite Puff
1293 TARA DRIVE
HERNANDO, MS 38632
HOME: 509-954-3943
WORK: 901-359-9108

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, **Stephen V. Grace and Carol A. Grace, husband and wife**, do hereby sell, convey and warrant unto **Robert Brian Puff and Abby Marguerite Puff, 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 32, Section B, DEER CREEK SUBDIVISION, in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Pages 17-18, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 3073-0711.0-00032.00

Property Address: 1293 Tara Drive, Hernando, MS 38632

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 grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

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 OUR SIGNATURES, on this 20th day of April, 2010.

Stephen V. Grace (SEAL)
Stephen V. Grace

Carol A. Grace (SEAL)
Carol A. Grace

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Stephen V. Grace** 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 20th day of April, 2010.

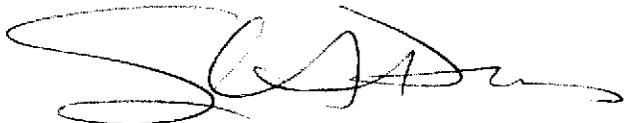
Sherrit T. Davis
Notary Public



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 **Carol A. Grace** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 26TH day of April, 2010.



Notary Public



(SEAL)

My Commission Expires