

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

James E. Sandy and wife, Patricia D. Sandy

PO Box 273
Southaven, Mississippi 38671
Work Phone #: 662-349-2291
Home Phone #: 662-349-0012
GRANTOR

TO

WARRANTY
DEED

Michael D. Smith and wife, Kimberly M. Smith

2125 Swinnea Road
Southaven, Mississippi 38671
Work Phone #: 901-833-1300
Home Phone #: 901-833-1300
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, James E. Sandy and wife, Patricia D. Sandy, do hereby sell, convey, and warrant unto Michael D. Smith and wife, Kimberly M. Smith, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

4.92 acres in the Southeast Quarter of Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at an iron pin at the Southeast corner of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said point lying near the intersection of the center lines of Swinnea Road and Bankston Road; thence North 03 degrees 19' 10" West 499.25 feet along Swinnea Road to a point; thence South 84 degrees 54' 40" West 40.00 feet to a point in a 48" oak tree, said point being the Southeast corner of this said tract, and being the POINT OF BEGINNING; thence South 84 degrees 54' 40" West 1,052.06 feet along an old meandering fence line to a 1/2" rebar

and a tee post; thence North 02 degrees 22' 10" West 204.58 feet along an old meandering fence line to a 3/8" rebar and a tee post; thence North 84 degrees 57' 05" East 1,048.64 feet to a 3/8" rebar and a tee post; thence South 03 degrees 19' 10" East 203.71 feet to the Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land in the SE 1/4 of Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 26th day of July, 2010

James E. Sandy
James E. Sandy
Patricia D. Sandy
Patricia D. Sandy

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 26th day of July, 2010, within my jurisdiction, the within named James E. Sandy and wife, Patricia D. Sandy, who acknowledged that they executed the above and foregoing instrument.

Sarah Bryant
Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2011



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