

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

Kevin W. Clayton and wife, Sabrina Clayton

8 Northern Hills Place  
Texarkana, Arkansas 71854  
Work Phone #: 901-748-8305  
Home Phone #: n/a  
GRANTOR

TO

WARRANTY  
DEED

Carol A. Carpenter and Kenneth R. Hedrick, unmarried persons

968 Sawgrass Cove  
Hernando, Mississippi 38632  
Work Phone #: 901-502-1994  
Home Phone #: n/a  
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, Kevin W. Clayton and wife, Sabrina Clayton, does hereby sell, convey, and warrant unto Carol A. Carpenter and Kenneth R. Hedrick, unmarried persons, as joint tenants with full right 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:

Lot 4, Hernando Hills Subdivision, in Section 6 & 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 31, Pages 16-18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

As modified by decree in Cause #94-3-263, Hernando Hills Development Company vs. City of Hernando, et al., dated 3/17/95, recorded in Book 283, Page 54, and in Plat Book 50, Page 17.

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 SIGNATURE, this the 20th day of August, 2010

*Kevin W. Clayton*  
\_\_\_\_\_  
Kevin W. Clayton

*Sabrina J. Clayton*  
\_\_\_\_\_  
Sabrina Clayton

STATE OF Arkansas  
COUNTY OF *Miller*

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 20 day of August, 2010, within my jurisdiction, the within named Kevin W. Clayton and Sabrina Clayton, who acknowledged that they executed the above and foregoing instrument.

*Sandra Garner*  
\_\_\_\_\_  
Notary Public  
Sarah Bryant      *Sandra Garner*

My Commission Expires:

June 21, 2011

\_\_\_\_\_  
*Oct. 5, 2016*

FILE NUMBER: 13080

