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Prepared By: Realty Title, 3030 Forest Hill-Irene, Suite 101, Germantown, TN 38138 (901)260-0101
Richard Johnson, Attorney Ms Bar # 100183

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10030270

SPECIAL WARRANTY DEED

Grantor(s): **Hanna Homes LLC**

Address: 4773 Stone Creek Drive, Olive Branch, MS 38654

Phone: 901-268-9178 (Home) 901-268-9178 (Work, if any)

Grantee(s): **Robert K. Hatten**

Address: 3679 New Pointe Drive South, Southaven, MS 38672

Phone: 901-331-5348 (Home) 901-331-5348 (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, Hanna Homes LLC does hereby sell, convey and forever warrant and defend the same against the claims of all persons claiming by, through or under, but not further or otherwise unto Robert K. Hatten, a married man, ~~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 258, Section C, BELLE POINTE SUBDIVISION, situated in Section 3, Township 2 South, Range 7 West, Desoto County, Mississippi, as per Plat thereof recorded in Plat Book 89, Page 14, in the office of the Chancery Clerk of Desoto County, Mississippi.

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 31st day of August, 2010.

Hanna Homes LLC

BY: *David Michael Hanna*, MEMBER
David Michael Hanna, Sole Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Before me, the undersigned Notary Public in and for said State and County, personally appeared David Michael Hanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member (or other officer authorized to execute the instrument) of Hanna Homes LLC, the within named bargainor, a limited liability company, and that such person as the Sole Member (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as the Sole Member (or other officer authorized to execute the instrument).

Witness my hand and seal at office in Desoto County, MS, this 31st day of August, 2010.

[Signature]

Notary Public

My Commission Expires: _____

(SEAL)

