

**WARRANTY DEED**

**PREPARED BY:**

Michael P. Hensley, Esq.  
516 Whitfield Drive #6  
Hernando, MS 38632  
Telephone: (662) 301-2223  
MS Bar No. 101500

**AFTER RECORDING RETURN TO:**

Hensley & Associates, PLLC  
P.O. Box 1390  
Senatobia, MS 38668  
Telephone: (662) 301-2223

**GRANTORS:**

Ronnie E. Miller  
Jeannie H. Miller  
2227 Nikki Drive  
Nesbit, MS 38651  
Tele: (901)487-8479  
Tele: (901)496-5537

**GRANTEES:**

Amanda A. Tracy  
2455 Clifton Road  
Hernando, MS 38632  
Tele: 901-484-9501  
Tele: N/A

**INDEXING INSTRUCTIONS:** Northeast ¼ and Northwest ¼ of Section 34,  
Township 3 South, Range 8 West, DeSoto County, Mississippi.

WBB

**WARRANTY DEED**

**RONNIE E. MILLER and  
wife, JEANNIE H. MILLER,**

**GRANTORS**

**TO**

**AMANDA A. TRACY;**

**GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **RONNIE E. MILLER and wife, JEANNIE H. MILLER, Grantors**, do hereby sell, convey and warrant unto **AMANDA A. TRACY, Grantee**, individually, the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Beginning at the intersection of the centerline of Clifton Road and the west line of the east 10 acres of the ~~northwest~~<sup>northeast</sup> quarter of Section 34; Township 3 South, Range 8 West, said point being 2805.00 feet west of the northeast corner of Section 34; thence north 82 degrees 58' East 208.82 feet along the centerline of said road to a point; thence south 5 degrees 20' East 626.13 feet to a point; thence south 82 degrees 58' West 208.82 feet to a point in the west line of the Charnes Tract to the point of beginning and containing 3.0 acres more or less. All bearings are magnetic.

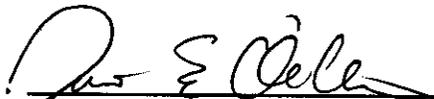
LESS AND EXCEPT:  
Road Right of Way as conveyed to DeSoto County, Mississippi and recorded in Book 170 at Page 127.

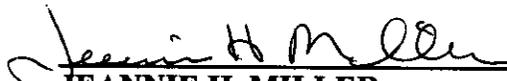
The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning

regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Possession shall be delivered by the signing of this instrument.

WITNESS THE SIGNATURES of the Grantors this the 8<sup>th</sup> day of September, 2010.

  
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RONNIE E. MILLER

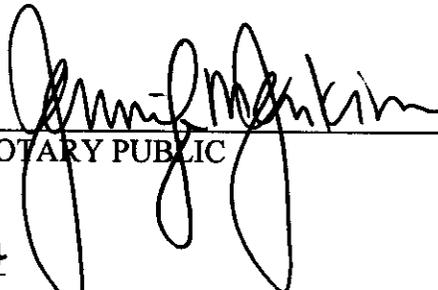
  
\_\_\_\_\_  
JEANNIE H. MILLER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 8<sup>th</sup> day of September, 2010, within my jurisdiction, the within named **RONNIE E. MILLER and wife, JEANNIE H. MILLER** who each acknowledged to me that they executed and delivered the above and foregoing Warranty Deed.



  
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NOTARY PUBLIC

My Commission expires: 3/24/2014