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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Indexing Instructions: Part of Town of Hernando Lots 402, 403, and 405 in part of the Southeast ¼ of the Northeast ¼ of Section 13, Township 3 South, Range 8 West; City of Hernando in Desoto County, MS.

Prepared By: Lincoln Hodges, Attorney 2294 Germantown Rd. S., Germantown, TN 38138
PH 901-754-6440, MSB # 2492

Return to: Delgado Law Firm, PLLC, 5779 Getwell Rd., Bldg. D, Suite 5, Southaven, MS 38672
(662)536-2120 MS Bar No. 99983

Document Title: Warranty Deed

Grantor(s): Cecelia P. Manning 982 Bobcat Dr., Clarksville, TN 37042
Home Phone No. 901-413-7036 Work: N/A

Grantee(s): Linda Templeton and Adrienne Fuchs, 2266 Northview, Hernando, MS 38632
Home Phone No. 901-299-6188; Work Phone No. N/A

Legal Description: Part of Town of Hernando Lots 402, 403, and 405 in part of the Southeast ¼ of the Northeast ¼ of Section 13, Township 3 South, Range 8 West; City of Hernando in Desoto County, MS., being more particularly described as follows:

Beginning at the Northwest Corner of the Henry Quan lot, said point being a point in the east right of way of Northview Street (40 feet wide) and being a point 281.5 feet North of the South West corner of Town of Hernando lot 405 in Section 13, Township 3 South, Range 8 West; thence North 88.0 feet along said East street right of way to the Northwest Corner of the Brooks Lot; thence East 277.5 feet with an interior angle of 90 degrees to the Northwest Corner of the Baldwin Lot; thence South 48.0 feet to the Southwest Corner of the Baldwin Lot; Thence West 76.0 feet to the Northwest Corner of the Wilkins Lot; thence South 40 feet to the Northeast Corner of the Henry Quon Lot, thence West 200.5 feet with an interior of 90 degrees to the point of beginning.

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This Instrument Prepared By And Return To: Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138; 901-754-6440, MS Bar # 2492

WARRANTY DEED

Grantor's Address: Cecelia P. Manning 982 Bobcat Dr. Clarksville, TN 37042 Home #: (901) 413-7036 Work #: n/a

Grantee's Address: Linda Templeton & Adrienne Fuchs 2266 Northview Hernando, MS 38632 Home #: 901-299-6188 Work #: n/a

THIS INDENTURE, made and entered into this 30th day of November 2010, by and between, Cecelia P. Manning, GRANTOR herein, and Linda Templeton, an unmarried person and Adrienne Fuchs, a married person, as joint tenants with sole right of survivorship and not as tenants in common, GRANTEES herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantees, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

Part of Town of Hernando Lots 402, 403, and 405 in part of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 3 South, Range 8 West; City of Hernando in Desoto County, MS., being more particularly described as follows:

Beginning at the Northwest Corner of the Henry Quon lot, said point being a point in the east right of way of Northview Street (40 feet wide) and being a point 281.5 feet North of the South West corner of Town of Hernando lot 405 in Section 13, Township 3 South, Range 8 West; thence North 88.0 feet along said East street right of way to the Northwest Corner of the Brooks Lot; thence East 277.5 feet with an interior angle of 90 degrees to the Northwest Corner of the Baldwin Lot; thence South 48.0 feet to the Southwest Corner of the Baldwin Lot; Thence West 76.0 feet to the Northwest Corner of the Wilkins Lot; thence South 40 feet to the Northeast Corner of the Henry Quon Lot, thence West 200.5 feet with an interior of 90 degrees to the point of beginning.

Being the same property conveyed to Cecelia Pidgeon, now Cecelia P. Manning by Warranty Deed of record in Book 521, Page 460 in said Chancery Clerk's Office. Cecelia P. Manning further warrants that the above described property is not a part of her homestead.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantor do hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record; Existing easements for public roads and public utilities, all governmental land use regulations and building ordinances; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

Cecelia P. Manning (handwritten signature)

STATE OF Tennessee COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared Cecelia P. Manning, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of November 2010.

My Commission Expires: 2-29-2012

(handwritten signature) Notary Public

