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

Steven P. Beene and wife, Lisa Beene

4562 Spring Place Cove West
Olive Branch, Mississippi 38654
Work Phone #: 901-331-4425
Home Phone #: n/a
GRANTOR

TO

WARRANTY
DEED

Garland H. Smith and wife, Robin P. Smith and Garland T. Smith

4075 Chalice Dr.
Southaven, MS 38672
Work Phone #: 901-212-6748
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, Steven P. Beene and wife, Lisa Beene, do hereby sell, convey, and warrant unto Garland H. Smith and wife, Robin P. Smith and Garland T. Smith, 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 137, Section C, Dicken's Place Subdivision, in Section 9, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 66, Page 16-20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

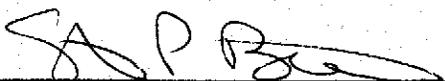
The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

James Buchanan

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 1st day of December, 2010



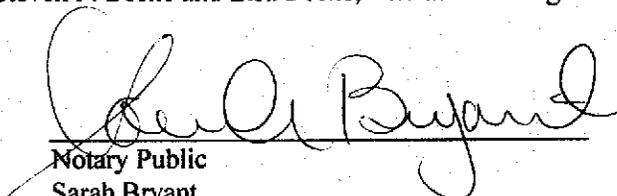
Steven P. Beene



Lisa Beene

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1st day of December, 2010, within my jurisdiction, the within named Steven P. Beene and Lisa Beene, who acknowledged that they executed the above and foregoing instrument.



Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2011

FILE NUMBER: 13186

