

12/20/10 2:10:06
DK W BK 649 PG 13
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 10-1391

Indexing Instructions: Lot 52, Sec A, Carriage Hills, in Sec 23, T1S, R8W,
Plat Book 3, Pgs 13-14, DeSoto County, Mississippi

GRANTORS:

George Devon Garrett and Emma Kathryn
M. Garrett
1835 Cedar Bend Road
Hernando, MS 38632
HOME: 662 429 3133
WORK: NONE

GRANTEES

Robert Marston and Sheila Marston
1109 Brandywine
Southaven, MS 38671
HOME: 662-342-1392
WORK: 901-522-1983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **George Devon Garrett and Emma Kathryn M. Garrett, husband and wife**, do hereby sell, convey and warrant unto **Robert Marston and Sheila Marston, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 52, Section A, CARRIAGE HILLS SUBDIVISION, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 13-14, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed to George Devon Garrett and Emma Kathryn M. Garrett by Warranty Deed of record in Book 69, Page 554, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1086-2304.0-00052.00

Property Address: 1109 Brandywine Drive, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 18th day of December, 2010.

George Devon Garrett (SEAL)
George Devon Garrett

Emma Kathryn M. Garrett (SEAL)
Emma Kathryn M. Garrett

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named George Devon Garrett and Emma Kathryn M. Garrett, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 18th day of December, 2010.

[Signature]

Notary Public

(SEAL)

My Commission Expires:

