

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Select Title & Escrow LLC, 7145 Swinnea Road, Suite 2, Southaven, MS 38671 (662-349-3930)  
*JD-1461*

**WARRANTY DEED**

Grantor(s): Stephen P Hobbs and Jennifer M Hobbs  
Address: 6008 Hickory Cove  
Memphis, TN 38141  
Phone: 901-604-0755 (Home) 901-832-5765 (Work, if any)

Grantee(s): Brian Willard and DeLynn G Willard  
Address: 4840 Victoria Drive  
Nesbit, MS 38651  
Phone: *NA* (Home) *NA* (Work, if any)

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 which is hereby acknowledged, We, the undersigned Grantors, **STEPHEN P HOBBS AND JENNIFER M HOBBS, husband and wife**, do hereby sell, convey and warrant unto **BRIAN WILLARD AND DELYNN G WILLARD, 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, and more particularly described as follows, to-wit:

**Lot 3, Section A, Revised, Lakewood Estates Subdivision, situated in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11, Pages 1-3, in the Chancery Clerk's office of DeSoto County, Mississippi**

Said lands are 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.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

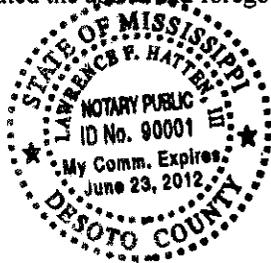
WITNESS OUR SIGNATURES this 11th day of January, 2011.

Stephen P Hobbs  
Stephen P Hobbs

Jennifer M Hobbs  
Jennifer M Hobbs

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of January, 2011, within the jurisdiction, the within named Stephen P Hobbs and Jennifer M Hobbs, who acknowledged that they executed the above and foregoing instrument.



[Signature]

Notary Public

(S E A L)

My Commission expires:

FILE #: S17942