

* Prepared by and Return to:  Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 Mary Austin Monteith  File No: S01-11-0043	Grantors Address: <u>10623 Hidden Grove Lane</u> <u>Fads, TN 38028</u>	Grantees Address: <u>2530 Dickens Place Cove</u> <u>Southaven, MS 38672</u>
	Home: <u>901-457-7777</u> Work: <u>901-229-0749</u>	Home: <u>662-429-6464</u> Work: <u>901-579-3127</u>

**WARRANTY DEED**

ROBERT HILL  
GRANTOR

TO

CHRISTOPHER J. COATS and wife,  
EMILY C. COATS  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Robert Hill, do hereby sell, convey, and warrant unto Christopher J. Coats and wife, Emily C. Coats, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 99, Section "C", Dickens Place PUD, located in Sections 9 and 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 66, Pages 16-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 66, Pages 16-20 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Courtney Hill died on November 16, 2009 leaving as her heir the Grantor herein.

Taxes for 2011 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 25th day of February, 2011.

  
Robert Hill

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named ROBERT HILL, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of February, 2011.

  
Notary Public

My commission expires

