

3/07/11 9:30:05 ⁵³
DK W BK 653 PG 229
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

* This instrument prepared by and return to:
Rob M. Draughon (#102757)
Kirkland, Rothman- Branning & Associates, PLLC
6489 Quail Hollow, Suite 102
Memphis, Tennessee 38120-1305
(901) 758-5588

GRANTOR:

Robert D. Taylor, Sr. and Angela T. Taylor
1545 Gwynn Road
Nesbit, MS 38651
662-429-8834

901-870-1712

GRANTEES:

Robert D. Taylor, Sr.
1545 Gwynn Road
Nesbit, MS 38651
662-429-8834

901-870-1713

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged **Robert D. Taylor, Sr. and wife, Angela T. Taylor, as joint tenants with rights of survivorship in the longest liver, and not as tenants in common**, does hereby grant, bargain, sell, convey and warrant unto **Robert D. Taylor, Sr., a married man**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

A house and a lot in the village of Nesbit on Section 26, Township 2, Range 8 described as beginning at a point on the west side of Church Street in the Village of Nesbit 190.08 feet north and at chains 2 5/11 links west of the southeast corner of the northeast one quarter of Section 26, Township 2, Range 8; running thence North along the west side of Church Street 148.92 feet to a point; thence ~~East~~ ^{East} 281 feet, more or less to the Illinois Central Railroad right of way; thence in a southerly direction with said right of way 153 feet to a point; thence East 204.77 feet more or less, to the point of beginning and being the same land conveyed by J. E. Murphy to Albert M. Taylor, et ux, by deed in Book 78, Page 70, LESS AND EXCEPT the right of way for Church Road conveyed to DeSoto County by Deed in Book 37, Page 502.

Indexing Instructions: Lot located in S/E corner of the N/E ¼ of Section 26, T 2 S, R 8, in DeSoto County, MS.

Being one and the same property conveyed to Grantor, by Quit Claim Deed at Deed Book 641, Page 393, of record in the Chancery Clerk's Office of DeSoto County, Mississippi.

The property herein described is unencumbered except for 2011 City and County property taxes, not yet due and payable, and except for 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, and further subject to all applicable building restrictions and restrictive covenants of record. The property herein described is also subject to the life estate held by Albert D. Taylor, which was retained by Quit Claim Deed of record at Deed Book 385, Page 491 in the Chancery Clerk's Office of DeSoto County, Mississippi.

This Warranty Deed was prepared without the benefit of any title search or abstract at the request of the parties and the preparer hereof does not in any manner make any representations as to the accuracy hereof.

WITNESS my/our hand(s) as of the 4th day of March, 2011.

Robert D. Taylor, Sr.
Robert D. Taylor, Sr.
Angela T. Taylor
Angela T. Taylor

STATE OF TENNESSEE; COUNTY OF SHELBY:

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of March, 2011, within my jurisdiction, the within named Robert D. Taylor, Sr. and Angela T. Taylor, who acknowledged that he executed the above and foregoing instrument.

Margaret Endrie
Notary Public

My Commission Expires: 12-20-14

