

3/07/11 3:24:51
DK W BK 653 PG 279
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 # 11-1001

Indexing Instructions: Lot 223, Sec A, Southaven Subdivision, in Sec 14, T1S,
R8W, Plat Book 2, Pages 4-5, DeSoto County, MS

GRANTOR:

Erika W. Coker
9078 Haleville
Southaven, MS 38671
HOME: 901-347-9395
WORK: N/A

GRANTEE

Donald Joe Coker
102 County Road 252
Iuka, MS 38852
HOME: 901-490-0714
WORK: N/A

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, **ERIKA W. COKER, a single person**, does hereby sell, convey and warrant unto **DONALD JOE COKER, a single person, as sole owner**, 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 223, Section A, SOUTHAVEN SUBDIVISION, in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 4 and 5, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed to Donald Joe Coker and Erika W. Coker by Warranty Deed of record in Book 65, Page 26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1086-1403.0-00223.00

Property Address: 9078 Haleville, 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 grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

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.

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

WITNESS MY SIGNATURE, on this 4th day of March, 2011.

Erika W. Coker (SEAL)
ERIKA W. COKER

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 **ERIKA W. COKER** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 4th day of March, 2011.

[Signature]
Notary Public

(SEAL)

My Commission Expires:

