
RECORDING COVER SHEET

Prepared by:
David M. Ross, Esq (MS Bar# 10101)
625 Highland Colony Pkwy, Suite 104
Ridgeland, MS 39157
601-853-7380

Return to: ✱
First National Title, LLC,
6880 Cobblestone Blvd., Ste. 2,
Southaven, MS 38672
662-892-6536

STATE OF MISSISSIPPI
COUNTY OF DESOTO

WARRANTY DEED

GRANTOR: Ryan K. Roberson
112 Blue Sewanee Road
Dunlap, TN 37327
PHONE: 601-853-7380 / None

GRANTEE: Carol Callahan and Stephen Callahan
5888 Bryce Cove N.
Olive Branch, MS 38654
PHONE: 901-239-4714 / 901-767-6767

INDEXING INSTRUCTIONS:

Lot 1, Section A, Country Village West Subdivision, in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Page 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

FILE #: S18071

This instrument prepared by:
 David M. Ross, Esquire
 Attorney for CARTUS FINANCIAL CORPORATION
 625 Highland Colony Parkway, Suite 104
 Ridgeland, MS 39157
 601-853-7380 Cartus File # 2098724
 MS BAR # 10101

WARRANTY DEED AND SPECIAL POWER OF ATTORNEY

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Ryan K. Roberson, A Single Person** do hereby sell, convey and warrant unto **Carol Callahan and Stephen Callahan, wife and husband, as tenants by the entirety with full rights of survivorship and not as tenants in common,**

the following described land and property lying and being situated in De Soto County, Mississippi, to-wit:

Lot 1, Section A, Country Village West Subdivision, in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Page 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been prorated.

AND I DO BY THESE PRESENTS make, constitute and appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any other documents necessary for delivery of this deed and to complete the sale of the property herein described, including, but not limited to, the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This Power of Attorney is coupled with an interest and shall remain in force and effect until the sale contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 7 day of October, 2010.

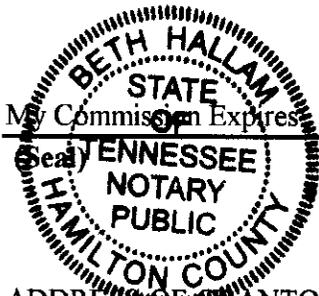
Ryan K. Roberson
Ryan K. Roberson

STATE OF Tennessee
COUNTY OF Hamilton

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Ryan K. Roberson**, who acknowledged to me that he/she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th day of October, 2010

Beth Hallan
NOTARY PUBLIC



5/27/2013

ADDRESS OF GRANTORS:
Ryan K. Roberson
112 Blue Sewance Rd.
Dunlap, TN 37327
Phone No: 601-855-1580

ADDRESS OF GRANTEES:
Carol and Stephen Callahan
5888 Brice Cv N
Olive Branch, MS 38654
Phone No: 901-239-4714
901-767-6767