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**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 # 10-1136**

Indexing Instructions: Lot 90, College Park Subdivision, Ph Two,  
in Sec 11, T2S, R6W, Plat Book 85, Page 18, DeSoto County, Mississippi

**GRANTOR:**

Betty A. Tucker  
10620 Three Wishes  
Olive Branch, MS 38654  
HOME: (662) 420-7992  
WORK: NONE

**GRANTEES**

Robert A. Tucker  
10620 Three Wishes  
Olive Branch, MS 38654  
HOME: (662) 420-7992  
WORK: NONE

## 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, **Betty A Tucker, a widow**, does hereby sell, convey and warrant unto **Robert A. Tucker, 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 90, COLLEGE PARK SUBDIVISION, Phase Two, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 2061-1107.0-00090.00**

**Property Address: 10620 Three Wishes, Olive Branch, MS 38654**

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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 grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by her.

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.

BY WAY OF EXPLANATION, the Grantor herein acquired title to subject property as a tenant by the entirety with full right of survivorship with Charles E. Tucker by instrument of record in Book 637, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi. Charles E. Tucker departed this life January 3, 2011, a copy of his death certificate is available from the Tennessee Department of Health, Vital Statistics.

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

WITNESS MY SIGNATURE, on this 14<sup>th</sup> day of April, 2011.

Betty A. Tucker (SEAL)  
Betty A. Tucker

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 **Betty A. Tucker**, a widow, 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 14<sup>th</sup> day of April, 2011. 2010

[Signature]  
Notary Public

(SEAL)

My Commission Expires

