4/22/11 10:49:16
DK W BK 656 PG 54
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

BancorpSouth Bank

P.O. Box 468
Hernando, Mississippi 38632
Work Phone #: (662) 429-2334
Home Phone #: n/a
GRANTOR

TO

SPECIAL
WARRANTY
DEED

Charles Stott and wife, Elizabeth Stott and Ben P. Davis and wife, Rebecca J. Davis

1817 Notting Hill Drive
Hernando, Mississippi 38632
Work Phone #: (662) 429-8092
Home Phone #: n/a
GRANTEE

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 all of which is hereby acknowledged, BancorpSouth Bank, does hereby sell, convey, and specially warrant unto Charles Stott and wife, Elizabeth Stott and Ben P. Davis and wife, Rebecca J. Davis, as joint tenants with full right of survivorship, and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lots 49, 50, & 51, Division Of Lot 10, Bailey Station PUD, Section "C", Bailey Station Townhomes, located in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, per plat thereof recorded in Plat Book 77, Pages 36-37, in the Office of the Chancery Clerk of DeSoto County, Mississippi

The improvements are hereby transferred "as is" and no warranty, expressed or implied, is made by the Grantor.

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The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 19th day of April, 2011

BancorpSouth Bank

By: _____
Michael P. Camp, President

By: Wade Hawkins
Wade Hawkins, Senior Vice-President

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 19th day of April, 2011, within my jurisdiction, the within named Michael P. Camp and Wade Hawkins, who acknowledged that they are President and Senior Vice-President of BancorpSouth Bank, a Mississippi Corporation, and that for and on behalf of the said Corporation, and as it act and deed they executed the above and foregoing instrument, after having been duly authorized by said corporation so to do.

Sarah Bryant
Notary Public
Sarah Bryant

STATE OF MISSISSIPPI
SARAH BRYANT
NOTARY PUBLIC
ID NO. 56426
COMM. EXPIRES
06/21/2011
DESOTO COUNTY

My Commission Expires:

June 21, 2011

FILE NUMBER: 13257