

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 # 11-1097

A Sparkman-Zummach, P.C.
Attorneys at Law
Post Office Box 266
Southaven, MS 38671-0266

Indexing Instructions: Lot 354, Sec K, Ph 1, Kentwood Subd, in
Sec 3, T2S, R8W, Plat Book 52, Page 16, DeSoto County, Mississippi

GRANTOR:

Teffene K. Jones
7297 mallard creek dr
Horn Lake, ms 38637
HOME: 662 280-1533
WORK: 662 393-1217

GRANTEE

Matthew C. Meyne
5663 W. Avalon Drive
Horn Lake MS 38637
HOME: 901-299-5823
WORK: 901-299-5823

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, **Teffene K. Jones, a single person**, does hereby sell, convey and warrant unto **Matthew C. Meyne, 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 354, Section K, Phase 1, KENTWOOD SUBDIVISION, in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 16, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed to Teffene K. Jones by Warranty Deed of record in Book 483, Page 570, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2082-0317.0-00354.00

Property Address: 5663 W. Avalon Drive, Horn Lake, MS 38637

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 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.

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

WITNESS MY SIGNATURE, on this 26th day of May, 2011.

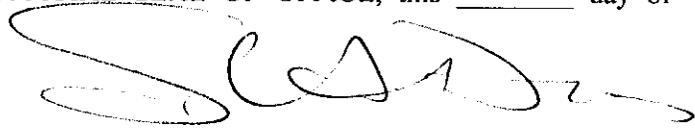
 (SEAL)
Teffence K. Jones

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 **Teffence K. Jones** 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 26th day of May, 2011.




Notary Public

(S E A L)

My Commission Expires: