

Space Above This Line for Recording Data

Prepared by: **First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

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

WARRANTY DEED

Grantor(s): **Howard Lee Burrow**
Address: **2323 McIngvale Rd.
Hernando, MS 38632**
Phone: **662-429-8255 / 901-409-5032**

Grantee(s): **Janice Maricle Nelson**
Address: **8090 Crestview Road
Hernando, MS 38632**
Phone: **662-449-4470 / 662-429-0312**

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 which is hereby acknowledged, I, the undersigned Grantor, **HOWARD LEE BURROW**, do hereby sell, convey and warrant unto **JANICE MARICLE NELSON**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 2 of Crest View Acres Subdivision, Section A, Second Revision, in Section 16, Township 4 South, Range 8 West, as shown on the recorded plat of said subdivision recorded in Plat Book 27, Page 46, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT: 0.09 acres, more particularly described as: Commencing where the center of Crestview Road intersects the center of Wheeler Road in DeSoto County, Mississippi; Thence South along the center of Crestview Road 365.15 feet to a point; Thence East along the North line of Lot 2 of the Second Revision of Crestview Acres Subdivision Section "A" in Section 16, Township 4 South, Range 8 West, in DeSoto County, Mississippi 263.3 feet to the Point of Beginning of the tract herein described; Thence South 40.0 feet to a point; Thence East 100.00 feet to a point; Thence North 40.0 feet to a point; Thence West 100.00 feet to the Point of Beginning. All lying in Lot 2 aforesaid and containing 0.09 acres more or less, and being in the Northeast quarter of Section 16, Township 4 South, Range 8 West.

Said lands are 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; taxes for the year 2011 shall be prorated among the parties.

WITNESS MY SIGNATURE this 31st day of May, 2011.

Howard Lee Burrow
Howard Lee Burrow

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of May, 2011, within the jurisdiction, the within named Howard Lee Burrow, who acknowledged that he executed the above and foregoing instrument.



(S E A L)

My Commission expires:

[Signature]
Notary Public

FILE #: S18345