

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 # 11-1074

Indexing Instructions: Lot 280, Sec B, Bridgetown Subdivision, in
Sec 23, T2, R7W, Plat Book 14, Pages 38-44, DeSoto County, Mississippi

GRANTORS:

Mayard C. Perkins and Ruth Perkins
4210 RED OAK DRIVE
HORN LAKE MS 38637
HOME: (662) 393 6525
WORK: NONE

GRANTEE

Michael S. Whitman
2495 Geneva Dr.
Nesbit, MS 38651
HOME: 901 603 4608
WORK: 662-893-2661

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, **Mayard C. Perkins and Ruth Perkins, husband and wife** do hereby sell, convey and warrant unto **Michael S. Whitman, a single man, 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 280, Section B, BRIDGETOWN SUBDIVISION, in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 14, Pages 38-44, in the office of the Chancery Clerk of DeSoto County, Mississippi

Being the same property conveyed to Mayard C. Perkins and Ruth Perkins by Warranty Deed of record in Book 237, Page 507, in the office of the Chancery Clerk of DeSoto County, Mississippi.

2

Parcel # 2076-2302.0-00280.00

Property Address: 2495 Geneva Drive, Nesbit, MS 38651

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 grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

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 OUR SIGNATURES, on this 23rd day of June, 2011.

Mayard C. Perkins (SEAL)
Mayard C. Perkins

Ruth Perkins (SEAL)
Ruth Perkins

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 **Mayard C. Perkins and Ruth Perkins**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 23rd day of June, 2011.

[Signature]

Notary Public

(SEAL)

My Commission Expires:

