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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

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

WARRANTY DEED

Grantor(s): **Debra Hurt**
Address: 6432 BRAYBOURNE PL., OLIVE BRANCH, MS 38654
Phone: 901-849-3000 (Home) 901-413-4795 (Work, if any)

Grantee(s): **Richard T. Guest and Mary E. Guest**
Address: 6425 Braybourne Pl, Olive Branch, MS 38654
Phone: 901-494-5758 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Debra Hurt and Aubrey Hurt does/do hereby sell, convey and warrant unto Richard T. Guest and Mary E. Guest, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 207, Section D, Braybourne Subdivision, situated in Section 32, Township 1 South, Range 5 West, as shown on plat of record in Plat Book 69, Page 47 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, Debra Hurt took title to this property as Debra W. Day. Her name has since changed by virtue of her marriage to Aubrey Hunt. Aubrey Hunt joins in this conveyance for the purpose of conveying any rights he may have in the property by virtue of said marriage.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 21st day of July, 2011.

Debra Hurt
Debra Hurt

Aubrey Hurt
Aubrey Hurt

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of July, 2011, within my jurisdiction, the within named Debra Hurt and Aubrey Hurt, who acknowledged that he/she/they executed the above and foregoing instrument.

[Signature]
(Notary Public)

My commission expires:

