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Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662)429-2680

Return To: SAME

COUNTERPART WARRANTY DEED

Grantor(s): **John J. Oswald and Constance T. Oswald**

Address: 11664 Old Mill Stream Cordova, TN 38016

Phone: 901-653-9675 (Home) NONE (Work, if any)

Grantee(s): **Savannah S. McBroom**

Address: 5468 Bradley Lane, Southaven, MS 38671

Phone: 205-468-0382 (Home) (662-429-5271) (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, John J. Oswald does/do hereby sell, convey and warrant unto Savannah S. McBroom the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 348, Section A, Tipton-Pollard PUD, located in Section 1, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 67, Page 30 in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.

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.

This Deed is made in counterpart with a Deed from Constance T. Oswald to Savannah S. McBroom being recorded simultaneously herewith

WITNESS my signature this 1st day of August, 2011.

John J. Oswald
John J. Oswald

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of August, 2011, within my jurisdiction, the within named John J. Oswald who acknowledged that he/she/they executed the above and foregoing instrument.

Donna M. Taylor
(Notary Public)

My commission expires:

