

8/31/11 9:40:07
DK W BK 664 PG 37
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared by *+ Return To:*
Fearnley & Califf, PLLC
Linda J. Mathis, Attorney - MS Bar Number: 9183
6389 N. Quail Hollow Road
Memphis, TN 38120
Phone No.: (901) 682-5668
Firm File No.: FMM1107070

GRANTOR'S ADDRESS & PHONE NUMBER(S)

7518 First Circle Drive
Brooksville, FL 34613
Work Phone #: *662-342-9237*
Home Phone #: *NA*

GRANTEE'S ADDRESS & PHONE NUMBER(S)

6746 Timber Point Circle
Horn Lake, MS 38637
Work Phone #: (901) 785-6751
Home Phone #: (901) 483-7049

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 which is hereby acknowledged, Charles E. Stephens and Pauline T. Stephens, husband and wife, (Grantors) do hereby sell, convey and warrant unto Melanie L. Jackson, a single person, (Grantee) the following described land and property situated in DeSoto County, Mississippi, to-wit:

Indexing Instructions:

Lot 44, Section A, Fairfield Meadows Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat of record in Plat Book 62, Pages 19-26, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being all or part of the same property conveyed to Charles E. Stephens and Pauline T. Stephens, husband and wife by virtue of Warranty Deed, dated August 22, 2002, in Book 427, Page 167 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The said Grantor does hereby covenant with the Grantee that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for all protective covenants, rights of way, easements, mineral reservations or conveyances of record pertaining to the subject property; and

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2011 City of Horn Lake taxes and 2011 DeSoto County taxes not yet due and payable.
- Any prior reservation or conveyance, together with release of damages of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
- Easements or other uses of subject property not visible from the surfaces, or easements or claims of easements, not shown by the public records.
- Rights or claims of parties in possession not shown by the public records.
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County, Mississippi.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 62, Pages 19-26, in the Clerk's Office of DeSoto County, Mississippi;

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS THE SIGNATURES OF THE GRANTORS this 22nd day of August, 2011.

Charles E. Stephens
Charles E. Stephens

Pauline T. Stephens
Pauline T. Stephens
Pauline

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 22nd day of August, 2011, within my jurisdiction, the within named Charles E. Stephens and ~~Pauline~~ ^{Pauline} T. Stephens, who acknowledged to me that they executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

* Pauline *Pauline*

WITNESS my hand and official seal at office this 22nd day of August, 2011.

[Signature]
Notary Public



My Commission Expires: 7.16.2014

Property Address: 6746 Timber Point Cir.
Horn Lake, MS 38637
Tax Parcel No: 108932090-0004400

After Recording Return to:

Fearnley & Califf, PLLC
6389 N. Quail Hollow Road - Ste. 202
Memphis, TN 38120