

BC 9/02/11 8:57:48
DK W BK 664 PG 239
SC DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

2E11-093

PREPARED BY:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.37893

RETURN TO:
Law Offices of Shannon H. Williams
5960 Getwell Road, Suite 212B
Southaven, MS 38672
Phone: 662-895-9000

GRANTOR(S) ADDRESS:
7264 Allison Road
Olive Branch, MS 38654
Phone: 901-301-5901

GRANTEE(S) ADDRESS:
6838 Dakota Cir
Olive Branch MS 38654
Phone: 901-214-8583
Phone: N/A

INDEXING INSTRUCTIONS: Lot 86, First Revision to First Addition, Cherokee Trail, Part of Cherokee Valley P.U.D., situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 100, Page 2.

CLASSIC HOMES, LLC OF DESOTO

GRANTOR

TO

**STUART F. ANDERSON and wife,
JESSIE R. ANDERSON**

GRANTEES

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLASSIC HOMES, LLC OF DESOTO, a Mississippi limited liability company, does hereby sell, convey and warrant unto STUART F. ANDERSON and wife, JESSIE R. ANDERSON, 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, described as follows, to-wit:

Lot 86, First Revision to First Addition, Cherokee Trail, Part of Cherokee Valley P.U.D., situated in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 100, Page 2, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, easements as shown on Plat of record and restrictive covenants for Cherokee Trail, Part of Cherokee Valley P.U.D. of record in Book 571, Page 301, Amended in Book 616, Page 552 and Book 630, Page 552, Land Records, Chancery Clerk's Office, DeSoto

County, Mississippi. This conveyance is further subject to a Right of Way to Mississippi Power & Light recorded in Book 41, Page 228, a Right of Way Easement to the Mineral Wells Water Association, Inc. recorded in Book 160, Page 80, and a Sewer Easement to the City of Olive Branch, Mississippi recorded in Book 356, Page 244, all in the Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantees herein acknowledge and covenant that it is the Grantees' responsibility to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantees acknowledge and agree that Grantor is not responsible for any damages which hereafter may be suffered by Grantees or other property owners or parties as a result of site preparation work carried out by Grantees and his/her/their subcontractors and Grantees agree to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

Taxes for the year 2010 shall be prorated and assumed by the Grantees herein and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 25th day of August, 2011.

CLASSIC HOMES, LLC OF DESOTO,
a Mississippi limited liability company

BY: Joe E. Dunning, III
JOE E. DUNNING, III Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 25th day of August, 2011, within my jurisdiction, the within named JOE E. DUNNING, III, who acknowledged that he is Member of CLASSIC HOMES, LLC OF DESOTO, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

My Commission Expires: 1-26-15

