

9/02/11 10:50:59
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DE SOTO COUNTY, MS
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Prepared by: **First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

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

WARRANTY DEED

Grantor(s): **Earl Allen Britt, Jr.**
Address: **3383 Rhatt Butler
Hernando, MS 38632**
Phone: **662-912-1282 / None**

Grantee(s): **Clair E. Cox, III**
Address: **571 Bradley Dr
Hernando, MS 38632**
Phone: **901-268-4641 / None**

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, I, the undersigned Grantor, **EARL ALLEN BRITT, JR., a single person**, do hereby sell, convey and warrant unto **CLAIR E. COX, III, a married man**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot No. 7 Oak Grove Subdivision, Revised Plat, in Section 13, Township 3 South, Range 8 West (DeSoto County, Mississippi) as recorded in Plat Book 13, Page 38 in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for more particular description.

Said lands are 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; taxes for the year 2011 shall be prorated among the parties.

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WITNESS MY SIGNATURE this 31st day of August, 2011.

Earl Allen Britt, Jr.
Earl Allen Britt, Jr.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of August, 2011, within the jurisdiction, the within named Earl Allen Britt, Jr., who acknowledged that he executed the above and foregoing instrument.

[Signature]

Notary Public



(SEAL)

My Commission expires:

FILE #: S18702