

This Instrument Prepared By And Return To: Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN
38138; 901-754-6440, MS Bar # 2492

WARRANTY DEED

Grantor's Address:

Kevin L. Simpson & Derrick Lee Simpson
& Cody Allen Simpson
8531 Farmington Ct.
Southaven, MS 38071
Home #: 901-481-5436
Work #: N/A

Grantee's Address:

Rhonda Fiorito & Artie Fiorito &
Allan Fiorito
6285 Scenic Hollow Rd.
Walls, MS 38080
Home #: 901-754-6440
Work #: N/A

THIS INDENTURE, made and entered into this 27th day of October 2011, by and between, Kevin L. Simpson, Derrick Lee Simpson and Cody Allen Simpson, GRANTORS herein, and Rhonda Fiorito and husband, Artie Fiorito, and Allan Fiorito, an unmarried man, as tenants by the entirety with full rights of survivorship and not as tenants in common, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantees, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Tract 1: Two (2) acres, situated in the South Half of the Southwest Quarter of Section 35, Township 1, Range 9 West, and more particularly described as follows:

Beginning at a concrete post in the Northwest corner of South Half of the Southwest Quarter of said Section 35; thence North 84 degrees, 50 minutes East 330 feet to an iron pin; thence South 5 degrees 30 minutes East 264 feet to an iron pin; thence South 84 degrees 50 minutes West 330 feet to an iron pin on the west line of said Section 35; thence North 5 degrees 30 minutes West 264 feet along said west line to the point of beginning, and together with a right of way and easement for ingress and egress to Nail Road, which said easement is 20 feet in width, East and West, begins at the Southwest corner of above two acre tract and extends south a distance of 1016 feet to the North side of said Nail Road, and as said lands are shown by survey plat of Charles G. Carver, dated November 15, 1975. (Being the same property described in Exhibit A in Warranty Deed of record in Book 337, Page 627.)

AND

Tract 2: Being 5.00 acres in the south $\frac{1}{2}$ (one-half) of Section 35, Township 1 South, Range 9 West, Desoto County, Mississippi, being more particularly described as follows:

Beginning at a set iron pin on the east line of the Nelson Washington Subdivision as recorded in Plat Book 26, Page 42, said iron pin being further described as being the northwest corner of the above described Tract 1; thence north 4 degrees 55 minutes 46 seconds east a distance of 660.0 feet along the said east line of the Washington Subdivision to the south line of the Scenic Hollow Subdivision as recorded in Plat Book 15, Pages 40-44, thence north 85 degrees 29 minutes 31 seconds east a distance of 329.90 feet along the said south of Scenic Hollow Subdivision to a set iron pin, said iron pin being further described as being the northwest corner of the 10.0 acre tract of land deeded to Julius Washington in Book 47, Page 250 at the Courthouse in DeSoto County, Mississippi, thence south 5 degrees 30 minutes 00 seconds east along said line a distance of 660.0 feet to a set iron pin; thence south 85 degrees 28 minutes 42 seconds west a distance of 336.22 feet to the point of beginning, containing 5.00 acres. All bearings are relative. (Being the same property described in Exhibit B in Warranty Deed of record in Book 337, Page 627.)

Being the same property conveyed to Kevin L. Simpson and wife, Effie Annette Simpson, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed of record in Book 337, Page 627 in said Chancery Clerk's Office. Pursuant to the Judgment for Divorce entered in Cause No. 04-09-1488 in the Chancery Court of DeSoto County, Mississippi on August 1, 2005, Kevin Lee Simpson, A/K/A Kevin L. Simpson, and Effie Annette (Mixon) Simpson, A/K/A Effie Annette Simpson, agreed that if either were to die before this (subject) property was sold then "their respective interest shall be the sole and separate property of the parties' children," named therein as Derrick Lee Simpson, d/o/b 2-3-1986 and Cody Allen Simpson d/o/b 11-30-1991. Effie Annette Simpson subsequently died intestate on August 30, 2009, with her $\frac{1}{2}$ (one-half) interest in the above-referenced property being vested in said children, namely Derrick Lee Simpson (1/4) and Cody Allen Simpson (1/4).

Kevin L. Simpson, Derrick Lee Simpson, and Cody Allen Simpson herein further warrant and covenant that the above described property is not the principal residence of either themselves or their present spouses, if any.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantors do hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for Easements of record in Book 122, Page 71; Book 242, Page 399; Book 247, Page 265; and Book 272, Page 549; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

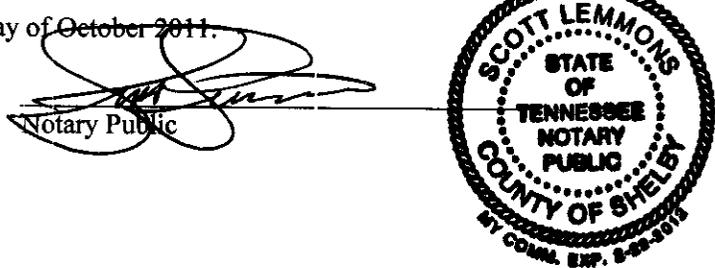
Kevin L. Simpson
Kevin L. Simpson
Derrick Lee Simpson
Derrick Lee Simpson
Cody Allen Simpson
Cody Allen Simpson by Kevin Simpson
as general guardian of the person and
estate of Cody Allen Simpson

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Kevin L. Simpson**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of October 2011.

My Commission Expires: 2-29-2012

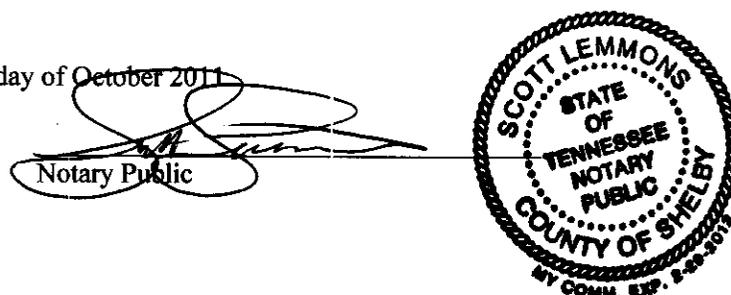


STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Derrick Lee Simpson**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of October 2011.

My Commission Expires: 2-29-2012



STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this ___ day of October 2011, within my jurisdiction, the within named **Kevin Simpson**, who acknowledged that he is **general guardian of the person and estate of Cody Allen Simpson pursuant to the Order of Appointment of General Guardian of the Estate of Cody Allen Simpson under Cause No. 10-08-1886 in the Chancery Court of DeSoto County, Mississippi**, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

WITNESS my hand and Notarial Seal at office this 31st day of October 2011.

My Commission Expires: 2-29-2012

