

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 11-1288

Indexing Instructions: Lot 63, Sec B, Dickens Place PUD, Oliver's Glenn, in Sec 9, T2S, R7W, PB 62, Pg 43, DeSoto County, Mississippi

GRANTOR:
Richard D. Watkins and Dinah E. Watkins
4532 Westminister Cir
Southaven, MS 38671
HOME: 662-449-2925
WORK: 901-257-6306

GRANTEE
Dinah E. Watkins
4532 Westminister Cir
Southaven, MS 38671
HOME: 662-449-2925
WORK: 901-257-6306

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 all of which is hereby acknowledged, **Richard D. Watkins and Dinah E. Watkins** do hereby sell, convey and warrant unto **Dinah E. Watkins, a married woman, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 63, Section B, DICKENS PLACE, PUD, OLIVER'S GLENN, in Section 9, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 62, Page 43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Richard D. Watkins and Dinah E. Watkins by Quit Claim Deed of record in Book 489, Page 417, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 2072-0902.0-00063.00

Property Address: 4532 Westminister Circle, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is 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.

By way of explanation, this instrument is being executed pursuant to the terms of a Property Settlement Agreement in Cause No. 11-CV-1899, in the Chancery Court of DeSoto County, Mississippi.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 17th day of November, 2011.

Richard D. Watkins (SEAL)
Richard D. Watkins

Dinah E. Watkins (SEAL)
Dinah E. Watkins

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Richard D. Watkins and Dinah E. Watkins who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 17th day of November, 2011.

[Signature]

Notary Public



(SEAL)

My Commission Expires: