

12/07/11 10:55:53  
DK W BK 670 PG 787  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:  
Danny L. Crotwell, Attorney  
315 East Government Street  
Brandon, Mississippi 39042  
Phone (601) 824-9955 MB #7895

Return to:  
First National Title, LLC  
6880 Cobblestone Blvd, Suite 2  
Southaven, MS 38672  
(662) 892-6538  
File # 19042

**SPECIAL WARRANTY DEED**

INDEX: LOT 140- LEXINGTON CROSSING SUBD. -SECTION C- Plat Book 89 at Page 47 Sec. 2-T2S- R6 W-DeSoto County, MS

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

**GRANTOR**

N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.  
C/O NEI Global Relocation Co., 8701 West Dodge Road, Omaha, NE 68114  
Phone No.: 402-397-8486

does hereby sell, convey and specially warrant unto

**GRANTEE**

SUSAN M. COLLINS  
10298 LOFTIN DRIVE, OLIVE BRANCH, MS 38654  
PHONE NO.: 662-614-0279

as SOLE OWNER, all their right, title and interest in and to the following described land and property situated in DeSoto County, State of Mississippi, to-wit:

LOT 140, LEXINGTON CROSSING SUBDIVISION, SECTION C, Section 2, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 89, Page 47, in office of the Chancery Clerk Office of DeSoto County, Mississippi.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

By accepting this Special Warranty Deed, Grantee acknowledges that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE IS" basis.

It is understood and agreed that taxes for the year 2011 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agrees to pay to the Grantee any deficit on an actual proration and, likewise, the Grantee agrees to pay to the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE OF THE GRANTOR, this 29th day of November, 2011.

N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.

BY: N. P. Dodge, Jr. Trustee

ITS: \_\_\_\_\_

STATE OF Nebraska

COUNTY OF Douglas

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named N. P. DODGE, JR. who acknowledged to me that he/she is TRUSTEE of N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., and who acknowledged to me that he/she executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of the said N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., after having been first duly authorized so to do by said N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR..

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 29 day of November 11.

Nichole Lorine O'Callaghan  
NOTARY PUBLIC

