

12/21/11 11:52:40
DK W BK 671 PG 635
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by & Return to:

Grantor:

Grantee:

A The Blackburn Law Firm, PLLC
8429 Industrial Drive
Olive Branch, MS 38654
662-895-6116

Beulah C. Young

Matthew A. Dunn & Charlee J. Dunn

Address:
6239 Meadow Grove
Memphis, TN 38120

Address:
7804 Byhalia Road
Olive Branch, MS 38654

Phone: 901-767-5737
N/A

Phone: 904-567-9795
N/A

INDEXING INSTRUCTIONS:

A parcel of land located in the Northeast Quarter of Section 5, Township 3 South, Range 6 West, DeSoto County, Mississippi.

WARRANTY DEED

BEULAH C. YOUNG,

GRANTOR

TO

MATTHEW A. DUNN, ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **I, BEULAH C. YOUNG**, Grantor, does hereby grant, bargain, sell, convey and warrant unto **MATTHEW A. DUNN AND WIFE CHARLEE J. YOUNG**, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantees, that certain real property lying and being situated in the City of Olive Branch, County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

A parcel of land located in the Northeast Quarter of Section 5, Township 3 South, Range 6 West, more particularly described as beginning at a point 1153.0 feet West of the Northeast corner of Section 5, Township 3 South, Range 6 West, which point is on

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the South right of way of Byhalia Road; thence South 5°20' East 208.7 feet; thence South 84°40' West 208.7 feet; thence North 5°20' West 208.7 feet; thence North 84°40' East along the South right of way of Byhalia Road 208.7 feet to the point of beginning, containing 1.0 acre and being part of the same land conveyed to W.H. Boggan by deed dated January 4, 1924, of record in Book 20, Page 239 of deed records of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record of the records of DeSoto County, Mississippi; and subject to taxes for the year 2011 and all subsequent years.

By way of explanation, J.G. Young departed this life on January 7, 2006. Grantor received this property by way of survivorship.

Taxes for the year 2011 are being pro-rated on an estimated basis as part of this closing. Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, its heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

Beulah C. Young
BEULAH C. YOUNG

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority within and for the State and County aforesaid, **BEULAH C. YOUNG**, who, on oath deposes and says that the matter and things stated in the above and foregoing petition are true and correct as therein stated, except those statements made on information and belief, which statements she believes to be true.

GIVEN under my hand and official seal on this the 14th day of December, 2011.

Jamie Roach
NOTARY PUBLIC

My Commission Expires:
3-15-2012

