

1/09/12 8:12:38
DK W BK 672 PG 715
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
JAMES E. WOODS, MSB#7386
JONES, WALKER, WAECHTER, POITEVENT,
* CARRERE & DENEGRE, LLP
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
JW #27207.129559-00

GRANTOR(S) ADDRESS:
10355 Holly Springs Road
Hernando, MS 38632
Phone: 662-895-7277

GRANTEE(S) ADDRESS:
2691 Moonlight Shadow Dr.
Olive Branch, MS 38654
Phone: 662 895 3838
Phone: 901 326 7366

INDEXING INSTRUCTIONS: Lot 57, Creekside Estates situated in Section 21, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per plat recorded in Plat Book 96, Pages 26-28.

DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC

TO:

WISSAM GHANNAM

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, **DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC**, a Mississippi limited liability company, does hereby sell, convey and warrant unto **WISSAM GHANNAM**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lot 57, Creekside Estates situated in Section 21, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per plat recorded in Plat Book 96, Pages 26-28, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, easements and restrictions as shown on plat of record, and restrictive covenants for Creekside Estates recorded in Plat Book 96, Pages 26-28, Chancery Clerk's Office, DeSoto County, Mississippi. This conveyance is further subject to Right of Ways to Mississippi Power & Light recorded in Book 25, Page 141 and Book 49, Page 11,

Transmission Line Easement to Northcentral Mississippi Electric Power Association recorded in Book 37, Page 390, Agreement by and among Entergy Mississippi, Inc., USA and TVA recorded in Book 392, Page 284, and a Right of Way Easement to Northcentral Mississippi Electric Power Association recorded in Book 615, Page 181, all in the Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantee herein acknowledges and covenants that it is the responsibility of the Grantee to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantees or other property owners or parties as a result of site preparation work carried out by Grantee and its subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

It is agreed and understood that taxes for the year 2011 shall be prorated and paid by the Grantor herein and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 30 day of December, 2011.

DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi limited liability company

BY: *H. Trent Ross*
H. TRENT ROSS, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, on this the 30 day of December, 2011, within my jurisdiction, the within named H. TRENT ROSS, who acknowledged that he is Member of DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said limited liability company so to do.

Barbara Ann Nelson
NOTARY PUBLIC

My Commission Expires: *May 21, 2014*

