

Space Above This Line for Recording Data

Prepared by: **First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

* Return to: **First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536**

WARRANTY DEED

Grantor(s): **Emily R. Nelson Tyus**
Address: **620 FAWN GROVE TRAIL
HERNANDO, MS 38632**
Phone: **901-485-6529 / None**

Grantee(s): **Benjamin K. Brown**
Address: **748 Northwood Hills Dr
Hernando, MS 38632**
Phone: **662-429-5271 / 662-582-2762**

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 which is hereby acknowledged, I, the undersigned Grantor, **EMILY R. NELSON TYUS**, who acquired title as **Emily R. Nelson**, and husband, **JEFF TYUS**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights he may have to subject property by virtue of his marriage to **Emily R. Nelson Tyus**, do hereby sell, convey and warrant unto **BENJAMIN K. BROWN**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 190, Phase II, Section F, Northwood Hills Subdivision, situated in Section 12, Township 3 South, Range 8 West, as shown on Plat of record in Plat Book 84, Page 35, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Said lands are 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.

Possession is given upon the delivery of this deed; taxes for the year 2012 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 31st day of January, 2012.

Emily R. Nelson Tyus
Emily R. Nelson Tyus

Jeff Tyus
Jeff Tyus

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of January, 2012, within the jurisdiction, the within named Emily R. Nelson Tyus and Jeff Tyus, who acknowledged that they executed the above and foregoing instrument.



L. Hatten
Notary Public

(SEAL)

My Commission expires:

FILE #: S19179