

2/27/12 9:30:27
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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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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

Feed Return to: Realty Title & Escrow Co., Inc., 6525 Quail Hollow Road, #115, Memphis, TN 38120
(901) 260-4055 #12010068

WARRANTY DEED

Grantor(s): John Mills and Shelia Mills
Address: P.O. Box 773
Grand Junction, TN 38039
Phone: 901-826-7208 / None

Grantee(s): Yves F. Pichavant
Address: 7668 Dupree Cove
Olive Branch, MS 38654
Phone: 870-838-6657 / None

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, We, the undersigned Grantors, **JOHN MILLS and wife, SHELIA MILLS**, do hereby sell, convey and warrant unto **YVES F. PICHAVANT, a married 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 74, Fox Hunt Subdivision, 2nd Addition, in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat of record in Plat Book 57, Page 32, 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 22nd day of February, 2012.



John Mills



Shelia Mills

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of February, 2012, within the jurisdiction, the within named John Mills and Shelia Mills, who acknowledged that they executed the above and foregoing instrument.



Notary Public

(SEAL)

My Commission expires:



FILE #: S19318