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<b>Prepared by and Return to:</b>  Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412  File No: S02-12-0116	<b>Grantors Address:</b> <u>P.O. Box 144</u> <u>Horn Lake MS</u> <u>38637</u> Home: <u>n-a</u> Work: <u>901-937-9903</u>	<b>Grantees Address:</b> <u>5323 DeSoto Road</u> <u>Horn Lake, MS 38637</u> Home: <u>n-a</u> Work: <u>662-402-0316</u>
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**WARRANTY DEED**

LARRY E. THOMAS AND WIFE, NANCY E. MARMINO NKA NANCY THOMAS  
GRANTORS

TO

PERRY L. BALDWIN AND WIFE, MELISSA B. BALDWIN,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Larry E. Thomas and wife, Nancy E. Marmino now known as Nancy Thomas, do hereby sell, convey, and warrant unto Perry L. Baldwin and wife, Melissa B. Baldwin, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Beginning at a point in the centerline of DeSoto Road a distance of 1647.80 feet West of a point commonly accepted as the Northeast corner of said quarter section; Thence south 00 degrees 04 minutes 15 seconds East a distance of 40.00 feet to a point on the South right of way of DeSoto Road, said point being the Northwest corner of the Beibers property and point of beginning this description; Thence continue South 00 degrees 04 minutes 15 seconds East a distance of 1197.84 feet to a point; Thence South 89 degrees 35 minutes 12 seconds West a distance of 363.31 feet to a point on the Robertson East line; Thence North 00 degrees 08 minutes 20 seconds West along said Robertson East line a distance of 1197.83 feet to a point on the South right of way line of DeSoto Road; Thence North 89 degrees 35 minutes 12 seconds East a distance of 364.72 feet along said right of way to the point of beginning containing 10.01 acres more or less. Subject to subdivision, zoning and rights of ways of public utilities of DeSoto County. Said property being located in the Northeast Quarter of Section 30, Township 1 South, Range 8 West, DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2012 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 23rd day of March, 2012.

Larry E Thomas  
Larry Thomas  
Nancy Thomas  
Nancy Thomas

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County \*E aforesaid, the within named LARRY THOMAS AND WIFE, NANCY THOMAS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of March, 2012.

Candace Corder  
Notary Public

My commission expires:

