

Indexing Instructions: NW 1/4 of Section 3, Township 3 South, Range 7 West,
DeSoto County, Mississippi

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
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Return to: Eric L Sappenfield, PLLC, 6858 Swinnea Road, 5 Rutland Place, Southaven, MS 38671
(662) 349-3436

WARRANTY DEED

Grantor(s): Carter Investment Properties, LLC
Address: 210 Getwell Road South
Hernando, MS 38632
Phone: 662-429-5687 (Business)

Grantee(s): Danny Furniss, II
Address: 240 Getwell Road South
Hernando, MS 38632
Phone: n/a Home 901-569-0618 (Work, if any)

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, the undersigned Grantor, CARTER INVESTMENT PROPERTIES, LLC, , do hereby sell, convey and warrant unto DANNY FURNISS, II, 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:

1.5 acres located in the northwest quarter of Section 3, Township 3 South, Range 7 West, DeSoto County, Mississippi, described as: BEGINNING at a point located 1263.52' north and 40' east of the northwest quarter of Section 3, Township 3 South, Range 3 West, said point being in the east right of way of Getwell Road and the point of beginning; thence along said right of way N 2 deg. 47' W 150.0' to an iron pin; thence N 87 deg. 54' E 436.0' to an iron pin; thence S 2 deg. 47' E 150' to an iron pin; thence S 87 deg. 54' W 436.0' to an iron pin; said point also being the point of beginning.

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.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS MY SIGNATURE this 29th day of March, 2012.

CARTER INVESTMENT PROPERTIES, LLC

By: 
Charles B Carter, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 29th day of March, 2012, within my jurisdiction, the within named, Charles B Carter, who acknowledged that he is the Member of Carter Investment Properties, LLC, a limited liability company and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.



(S E A L)



Notary Public

My Commission expires:

FILE #: S19471