

SAK 7/03/12 9:59:45
SK DK W BK 684 PG 216
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY:
GARY P. SNYDER, MSB #7682
JONES, WALKER, WAECHTER,
POITEVENT, CARRERE & DENEGRE, LLP
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
JW #132425-00

RETURN TO:

PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P.A.
ATTORNEYS AT LAW
8928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS. 38672
662-890-7575

GRANTOR(S) ADDRESS:
6955 Crumpler Blvd.
Olive Branch, MS 38654
Phone: 662-893-1200

GRANTEE(S) ADDRESS:

12320 Davidson Road
Olive Branch, MS 38654
Phone: 901-489-4694
Phone: same

INDEXING INSTRUCTIONS: Lots 8, 9, 11, 13, 14, 15, 16, 18, 19, 25, 31, 32, 33, 34, 36, 37, 39, 40, 41, 42, 43, 59 & 65, Magnolia Commons Subdivision, Phase I, situated in Section 19, Township 3 South, Range 7 West, Plat Book 97, Pages 11-12.

BANCORPSOUTH BANK

TO:

ROBERT DAVIS

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BANCORPSOUTH BANK**, a Mississippi banking corporation, by and through its duly authorized officials, does hereby grant, bargain, sell, convey and warrant specially to **ROBERT DAVIS**, the following described property situated in DeSoto County, Mississippi, to-wit:

Lots 8, 9, 11, 13, 14, 15, 16, 18, 19, 25, 31, 32, 33, 34, 36, 37, 39, 40, 41, 42, 43, 59 & 65, Magnolia Commons Subdivision, Phase I, situated in Section 19, Township 3 South, Range 7 West, DeSoto County, Mississippi, per plat thereof recorded in Plat Book 97, Pages 11-12, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to a Right of Way to Town of Hernando as recorded in Book 60, Page 119, a Utility Easement to City of Hernando as recorded in Book 226, Page 254, Right of Ways to Entergy Mississippi, Inc. as recorded in Book 497, Page 753; Book 500,

Page 631; and Book 521, Page 28, and a Permanent Utility Easement and Temporary Construction Easement to DeSoto County Regional Utility Authority as recorded in Book 507, Page 18, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi. This warranty is further subject to Covenants or Restrictions as recorded in Book 521, Page 586, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi, building setbacks and utility easements as shown on recorded plat, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi, and easements for public roads and public utilities.

It is agreed and understood that taxes for the year 2012 shall be prorated as of the date of this instrument and shall be paid by the Grantee when and as due and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURES OF THE DULY AUTHORIZED OFFICIALS OF GRANTOR, this the 28th day of June, 2012.

BANCORPSOUTH BANK, a Mississippi banking corporation

BY: *Michael L. Anderson*
MICHAEL L. ANDERSON, DeSoto Division President

BY: *Patrick Dixon*
PATRICK DIXON, Vice President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the said County and State, on this the 28th day of June, 2012, within my jurisdiction, the within named MICHAEL L. ANDERSON, who acknowledged that he is DeSoto Division President of BANCORPSOUTH BANK, a Mississippi banking corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

My Commission Expires: 1-26-15

Melissa A. Schmidt
NOTARY PUBLIC
STATE OF MISSISSIPPI
ID # 68588
MELISSA A. SCHMIDT
Commission Expires
Jan. 26, 2015
DE SOTO COUNTY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the said County and State, on this the 28th day of June, 2012, within my jurisdiction, the within named PATRICK DIXON, who acknowledged that he is Vice President of BANCORPSOUTH BANK, a Mississippi banking corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

My Commission Expires: 1-26-15

Melissa A. Schmidt
NOTARY PUBLIC
STATE OF MISSISSIPPI
ID # 68588
MELISSA A. SCHMIDT
Commission Expires
Jan. 26, 2015
DE SOTO COUNTY