

8/23/12 10:05:04
DK W BK 688 PG 490
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

9/11/12 11:33:09
DK W BK 689 PG 624
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Space Above This Line for Recording Data

Please re-record section # was
incorrect

Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: Realty Title, 3030 Forest Hill Irene Suite 101, Germantown TN 38138 (901)260-0101

WARRANTY DEED

Grantor(s): **Darrin Lay and Kara Lay**

Address: 4037 W. DERMORE, NESBIT, MS 38651

Phone: 901-619-2132 (Home) 901-619-2131 (Work, if any)

Grantee(s): **Stephen Kearney**

Address: 6182 Ivy Trails Drive Olive Branch, MS 38654

Phone: 907-304-4096 (Home) 907-304-4096 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Darrin Lay and Kara Lay** do hereby sell, convey and warrant unto **Stephen Kearney**, ^{an unmarried man} the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

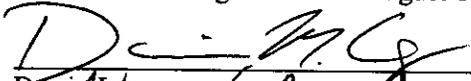
LEGAL DESCRIPTION: Lot 56, Section A, Ivy Trails Subdivision, situated in Section ³⁶ 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26-28 in the Chancery Clerk's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive

covenants of record; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this August 15, 2012.



Darrin Lay

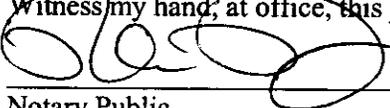


Kara Lay

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Darrin Lay and Kara Lay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2012.



Notary Public

My Commission Expires: _____

(SEAL)

