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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

✶ Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Michael A Pate and Stephanie L Pate
Address: 2164 College Road
Southaven, MS 38672
Phone: 901-461-6532 (Home) 901-461-6532 (Work, if any)

Grantee(s): John L Taylor
Address: 2739 Lizzie Cove
Southaven, MS 38671
Phone: 334-663-2000 (Home) 334-416-1488 (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, We, the undersigned Grantors, **MICHAEL A PATE AND STEPHANIE L PATE, husband and wife**, do hereby sell, convey and warrant unto **JOHN L TAYLOR, a married man**, 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 341, Section E, Dickens Place, PUD, Oliver's Glenn, situated in Section 9, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 79, Pages 2-3, in the office of the Chancery Clerk of DeSoto County, Mississippi.

BEING the same property conveyed to Michael A. Pate and wife, Stephanie L. Pate, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed from Lifestyle Homes, LLC, dated February 12, 2003, recorded February 19, 2003, in Book 438, Page 263, Chancery Clerk's Office of DeSoto County, Mississippi.

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 31st day of October, 2012.

Michael A. Pate
Michael A Pate

Stephanie L. Pate
Stephanie L Pate

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of October, 2012, within the jurisdiction, the within named Michael A Pate and Stephanie L Pate, who acknowledged that they executed the above and foregoing instrument.



[Signature]
Notary Public

(S E A L)

My Commission expires:

FILE #: S20456