

This Instrument Prepared By: Lincoln Hodges, Atty, 2294 Germantown Rd. S., Germantown, TN 38138;
901-754-6440, MS Bar # 2492

Return To:

WARRANTY DEED

GRANTOR: Maria E. Berry
4732 Holly Springs Rd.
Hernando, MS 38632
Phone: (901) 606-7720
Phone: NA

GRANTEE: Tamara LaBine
2910 Keeley Cv.
Southaven, MS 38672
Phone: 701-739-0956
Phone: Sam

THIS INDENTURE, made and entered into this 20th day of November, 2012, by and between Maria E. Berry, an unmarried woman, GRANTOR, and Tamara LaBine, A married person, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor(s) has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 626, Section I, Dickens Place P.U.D., Oliver's Glenn, situated in Section 9, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 86, Pages 30-31, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Book 484, Page 617, in said Chancery Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

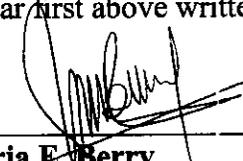
The said Grantor(s) does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and

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easements of record as shown in Plat Book 80, Pages 30-31; Dickens Place HOA, Inc. Bylaws of record in Book 636, Page 716, amended and restated in Book 673, Page 413; Declarations, Covenants, Conditions and Restrictions of record in Book 361, Page 616; Supplemental Declarations, Covenants, Conditions and Restrictions of record in Book 471, Page 337; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor(s) the day and year first above written.



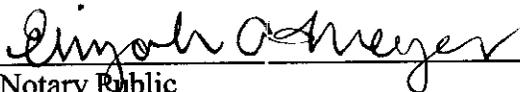
Maria E. Berry

STATE OF MS
COUNTY OF DeSoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Maria E. Berry**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20th day of November 2012.

My Commission Expires: 6/24/15



Notary Public

