

Space Above This Line for Recording Data

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): **Stephen J Heuser and Dawn K Heuser**
Address: **5300 Wedgewood Drive
Olive Branch, MS 38654**
Phone: **901-485-5991 (Home) 662-420-7700 (Work, if any)**

Grantee(s): **Hanna Homes, LLC**
Address: **2345 Middleburg Drive
Southaven, MS 38672**
Phone: **901-268-9181 (Business)**

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, **STEPHEN J HEUSER AND DAWN K HEUSER, husband and wife**, do hereby sell, convey and warrant unto **HANNA HOMES, LLC**, 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 514, Section H, Dickens Place, PUD, situated in Sections 9 & 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 87, Pages 27-32, in the office of the Chancery Clerk of DeSoto County, Mississippi.

BEING the same property conveyed to Stephen J. Heuser and wife, Dawn K. Heuser, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed from Kevin Jere Cooper, dated April 11, 2005, recorded April 14, 2005, in Book 497, Page 107, 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.

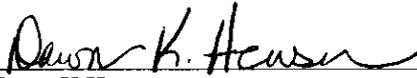
Possession is given upon the delivery of this deed; taxes for the year 2012 shall be prorated among the parties.

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 OUR SIGNATURES this 31st day of December, 2012.



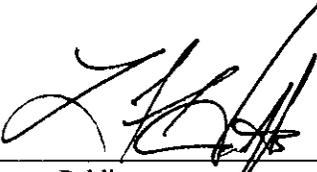
Stephen J Heuser



Dawn K Heuser

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 December, 2012, within the jurisdiction, the within named Stephen J Heuser and Dawn K Heuser, who acknowledged that they executed the above and foregoing instrument.



Notary Public



FILE #: S20795