

FEB 19 8 47 AM '02

**Notice of Construction Lien**

**Amount of Lien:**

BK 10 PG 722  
W.E. DAVIS CIV. CLK.

CLAIMANT hereby gives notice to OWNER of property that a lien is claimed and asserted, under the LAWS OF THE STATE OF MISSISSIPPI, against the PROPERTY, hereinafter described and against all right, title and interest of owner therein in the AMOUNT specified below, representing a debt owed, Pursuant to a CONTRACT referred to below:

**OWNER:** DAN W. PARHAM AND GWEN G. PARHAM  
Lot 4 Fennel Place  
Nesbit, MS 38651

**CLAIMANT:** Jim Green, Builder  
2405 Craft Road  
Olive Branch, MS 38654

09:41:0902/22/2003

**LIENHOLDER:**

*Please mark in all Quarter Sections  
of S-23 T-2-R8*

**PROPERTY:** Beginning at the Southwest corner of Section 23, Township 2 South, Range 8 West, DeSoto County, Mississippi; thence South 89 degrees, 55 minutes, 25 seconds East a distance of 2869.09 feet to a point; thence North 00 degrees, 04 minutes, 35 seconds East a distance of 1292.52 feet to an iron pin and true point of beginning; thence continue North 00 degrees, 04 minutes, 35 seconds East a distance of 1292.52 feet to an iron pin and true point of beginning; thence continue North 00 degrees, 04 minutes, 35 seconds East a distance of 755.08 feet to an iron pin in the North line of the Marion Wright Tract; thence North 89 degrees, 15 minutes, 24 seconds East along said North line a distance of 790.47 feet to an iron pin; the West right of way of the Illinois Central Railroad; thence South 13 degrees, 27 minutes, 22 seconds East along said right of way a distance of 105.84 feet to an iron pin at the Northeast corner of Lot 4 Leanin' Trees Subdivision; thence North 89 degrees, 58 minutes 43 seconds West along the North line of said Lot 4 a distance of 624.81 feet to an iron pin; thence South 00 degrees, 04 minutes, 35 seconds West, along the West line of Lot 4 a distance of 543.63 feet to an iron pin; thence South 89 degrees, 58 minutes, 43 seconds West a distance of 50.25 feet to an iron pin; thence South 00 degrees, 04 minutes, 35 seconds West a distance of 99.98 feet to a point of curvature of a curve

to the right having a radius of 25.05 feet, a delta angle of 89 degrees, 59 minutes, 42 seconds, an arc length of 39.35 feet to a point; thence North 89 degrees, 58 minutes, 34 seconds West a distance of 51.79 feet to a point of curvature of a curve to the right having a radius of 337.37 feet, a delta angle of 10 degrees, 48 minutes, 23 seconds, an arc length of 63.63 feet to the point of beginning containing 4.5729 acres more or less.

2265 Fennel Place, Nesbit MS

**NATURE OF CLAIM & CONTRACT:** Construction Work

09:41:0902/22/2003

**DESCRIPTION OF SERVICES,**  
**DEBITS & CREDITS:**

Work performed & Building Materials & Services Provided and Unpaid ,  
as follows:

Contracting of Construction on Residence by Jim Green Two Draws @ \$4,000 each	\$8,000.00
Owen Lumber Company for lumber	\$ 190.70
Builders Choice for dumpster , delivery dump & return	\$ 470.00
Complete Lawn Service for Construction Cleanup	\$1,000.00
<b>Total Price</b>	<b>\$ 9,660.70</b>
	09:41:0902/22/2003
<b>Payments Received:</b>	<b>.00</b>
<b>Adjustments:</b>	<b>.00</b>
<b>Amount Due:</b>	<b>\$ 9,660.70</b>
<b>Interest:</b>	<b>To Be determined</b>
<b>Legal Fees &amp; costs:</b>	<b>To Be Determined</b>
<b>Total Due:</b>	<b>\$ 9,660.70 plus interest, costs &amp; attorney's fees.</b>

This the 19<sup>th</sup> day of February, 2002

**Jim Green, Builder**

By: \_\_\_\_\_

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I, Jim Green, in my official capacity as builder, state under oath that the information contained in the above Notice of Construction Lien is true and correct, that the amount claimed is due and payable, and that a copy of said notice has been mailed to the owner, at his address at; 4821 Victoria Drive, Nesbit MS 38651, by certified US Mail, postage prepaid, return receipt requested.

This the <sup>15th</sup>~~14th~~ day of February, 2002.

SWORN TO AND SUBSCRIBED BEFORE ME, this <sup>15th</sup> 9:41:1602/22/2003ry, 2002.

*W. E. Davis* Chancery Clerk  
Notary Public *by P. Dalkaj PC*

My commission expires:

MY COMMISSION EXPIRES  
JAN. 5, 2004

Prepared by : Jim Green, Builder  
2405 Craft Road  
Olive Branch, MS 38654  
(662)895-2818

### CONSTRUCTION AGREEMENT

This Agreement is made this \_\_\_\_\_ day of Sept, 20 01, by and between Jim Green (Builder) and Dan and Gwynn Parham (Purchaser), wherein Builder agrees to build and Purchaser agrees to pay for the hereinafter described house, on the terms and conditions stipulated as follows:

1. Description: Construction site of house will be located in Fenne/Pl on Lot 4, Leaning Tree Subdivision. House will be built according to plans designed by Scott Walters for Dan and Gwynn Parham, which are attached hereto. Plans may be amended with agreement of both parties.
2. Price: Purchaser agrees to pay Builder's \$ 20,000.00.
3. Construction Financing: Purchaser accepts responsibility and agrees to secure construction loan for house and lot.
4. Payment Schedule: Purchaser will make draws from construction loan account to make payments to or deposit in Builder's account after Purchaser and financial institution inspectors are satisfied <sup>09:41:2002/22/2003</sup> ~~on job completion~~. Payments will be made based on subcontractor's receipts or invoices for labor and supplies. Builder's fees of \$ 20,000.00 will be paid to Builder under same conditions as above and upon completion of the following scheduled items:

1 <sup>st</sup> Draw after Slab Completion	\$ <u>4,000.00</u>	Paid
2 <sup>nd</sup> Draw after Roof Completion	\$ <u>4,000.00</u>	
3 <sup>rd</sup> Draw after Framing Inspection	\$ <u>4,000.00</u>	} unpaid
4 <sup>th</sup> Draw after Sheetrock Completion	\$ <u>4,000.00</u>	
5 <sup>th</sup> Draw after Final Inspection	\$ <u>4,000.00</u>	

Builder will assume responsibility for any and all labor and supplies Payments to contractors, subcontractors, construction workers and Vendors.

5. Insurance: Builder maintains responsibility of construction and builders risk Insurance until house is completed. Purchaser to provide copy of insurance for Jim Green, builder.

Purchaser

Builder

\_\_\_\_\_

Jim Green  
Jim Green

Complete Lawn Service  
 4925 Cherry Tree  
 Olive Branch, MS 38654

C BK 10 PG 727

# Invoice

DATE	INVOICE #
2/14/02	2611

BILL TO
DAN PARHAM

P.O. NO.	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Construction Clean Up November-Clean up roofing and framing materials from Lot 4 December-Clean up sheetrock and partial brick, 30 yd dumpster filled up twice. 09:41:2402/22/2003	1,000.00	1,000.00
Thank you for your business.		<b>Total</b>	\$1,000.00

# BUILDERS CHOICE

5093 GETWELL RD.  
MEMPHIS, TN 38118  
9015479919

C BK 10 PG 728

INVOICE/STATEMENT # 4984  
DATE 01/20/2002  
ACCOUNT # 5087-002  
P.O. #

DAN PARHAM

DAN PARHAM  
Bill To: 2405 CRAFT RD  
OLIVE BRANCH, MS 38654

Location: 4 FENNAL PLACE

Statement Date	01/20/2002
Due Date	01/29/2002

DATE PAID \_\_\_\_\_ CHECK NO. \_\_\_\_\_ AMOUNT \_\_\_\_\_

For proper credit please return top portion.

CHARGES THIS INVOICE					
01/08/02	10938	30YD DUMP & RETURN	1.00	235.00	235.00
01/16/02	11184	30YD FINAL REMOVE	1.00		
				Current Charges:	235.00
				Taxes:	0.00
				Invoice Total:	235.00

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	FINANCE	Please Pay
AMOUNT	235.00	235.00	0.00	0.00	0.00	<b>\$470.00</b>

Account # 5087-002

Please pay from this statement. This includes your remittance portion.

**BUILDERS CHOICE**

5093 GETWELL RD. MEMPHIS, TN 38118

# BUILDERS CHOICE

5093 GETWELL RD.

MEMPHIS, TN 38118  
9015479919

INVOICE/STATEMENT # 4571

DATE 12/20/2001

C BK 10 PG 729

ACCOUNT # 5087-002

P.O. #

DAN PARHAM

DAN PARHAM

Bill To: 2405 CRAFT RD  
OLIVE BRANCH, MS 38654

Location: 4 FENNAL PLACE

Statement Date	12/20/2001
Due Date	12/29/2001

DATE PAID \_\_\_\_\_ CHECK NO. \_\_\_\_\_ AMOUNT \_\_\_\_\_

For proper credit please return top portion.

09:41:3202/22/2003					
<u>CHARGES THIS INVOICE</u>					
11/06/01	9255	30YD DELIVERY	1.00		
12/11/01	10361	30YD DUMP & RETURN	1.00	235.00	235.00
				Current Charges:	235.00
				Taxes:	0.00
				Invoice Total:	235.00

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	FINANCE	Please Pay
AMOUNT	235.00	0.00	0.00	0.00	0.00	<b>\$235.00</b>

Account # 5087-002

Please pay from this statement. This includes your remittance portion.

**BUILDERS CHOICE**

5093 GETWELL RD. MEMPHIS, TN 38118



**OWEN LUMBER & MILLWORK, INC.**  
 PHONE (901) 324-4441 • FAX (901) 324-1815

C BK 10 PG 730

REMIT TO:  
**OWEN LUMBER & MILLWORK, INC.**  
 P. O. BOX 820690  
 MEMPHIS, TN 38182-0690

PLEASE RETURN THIS STUB  
 WITH YOUR PAYMENT FOR  
 PROPER CREDIT.

JIM & LINDA GREEN  
 CONTRACTORS  
 2405 CRAFT ROAD  
 OLIVE BRANCH, MS 38654-0000

*Lot 4  
 Fennel Pl.*

PAGE: 1

CUSTOMER	DATE	CUSTOMER	DATE
G0378	02/04/02	G0378	02/04/02

INVOICE DATE	INVOICE NO	DUE DATE	CURRENT AMOUNT	PAST DUE	INVOICE NO	AMOUNT
11/29/01	9641C		.00	-162.56	9641C	-162.56
12/19/01	32880I	01/10/02	.00	110.77	32880I	110.77
12/20/01	32919I	01/10/02	.00	104.44	32919I	104.44
11/30/01	S8734I	12/30/01	.00	276.10	S8734I	276.10
01/29/02	S8734P		.00	-138.05	S8734P	-138.05

09:41:3602/22/2003

YOUR PAYMENT IS VERY IMPORTANT TO US. PLEASE SEND THE RETURN STUB, OR LIST INVOICES YOU ARE PAYING. THANK YOU

# STATEMENT

			.00	.00	190.70	<b>TOTAL AMOUNT DUE</b>	
30 DAYS	60 DAYS	90 DAYS AND OVER	<b>TOTAL AMOUNT DUE</b> 		190.70	<b>190.70</b>	
215.21	-24.51						

A service charge will be applied to past due invoices at the rate of 1 1/2% per month, which is an annual rate of 18%.

ORIGINAL

REMITTANCE