

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Randall J. Fishman Attorney at Law 142 North Third Street Third Floor Memphis, Tennessee 38103	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	Mr. and Mrs. Charles F. Callins (NAME)	
	4896 Scottsdale (STREET ADDRESS)	
	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) c/o 901/525-6278	

THIS INDENTURE, made and entered into this 7th day of September, 19 88, by and between

POPULAR CONSTRUCTION, INC., a Tennessee Corporation
4295 Boeingshire, Memphis, TN 901/396-5658
CHARLES F. CALLINS and wife, LOURILLA V. CALLINS **

party of the first part, and
party of the second part,

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

Lot 2, Section A, Bella Vista Estates, as shown of record in Plat Book 31, Page 25, in the Chancery Court of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

This being part of the same property as conveyed to Grantor by Warranty Deed dated June 17, 1988, and recorded at Instrument No. 207, at pg. 232, in the Chancery Court of DeSoto County, Mississippi.

**as tenants by the entirety with the right of survivorship, and not as tenants incommon.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is not encumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

POPULAR CONSTRUCTION, INC.
By: James R. Hawks, Pres.
James R. Hawks, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared JAMES R. HAWKS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of POPULAR CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Seal at office in Memphis, Tennessee this 7th day of September, 1988.

My Commission Expires:
11-5-88

Randall J. Fishman
Randall J. Fishman, Notary Public
Notary Public

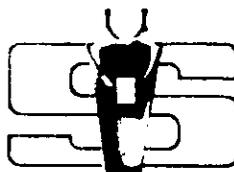
PROPERTY ADDRESS:

Unimproved Property

Filed 10:00 A.M. 12 Sep, 1988
Recorded in Book 208 page 27
W. E. Davis, Chancery Clerk

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, ~~which was~~ is greater is, \$ 21,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles F. Callins
Affiant
Subscribed and sworn to before me this 7th day of September, 19 88



STEWART TITLE
COMPANY OF MEMPHIS

6254 POPLAR AVENUE - SUITE 100
MEMPHIS, TENNESSEE 38119
(901) 683-8383