

444

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: AND RETURN TO: Randall J. Fishman Attorney at Law 142 North Third Street Third Floor Memphis, Tennessee 38103	SEND TAX BILLS TO: Mr. and Mrs. Edgar E. Piper (NAME)	MAP PARCEL NUMBERS STATE MS. - DE SOTO CO. FILE #
	110 Hillbrook (STREET ADDRESS)	AUG 9 9 22 AM '91
	Southaven, Mississippi 38671 (CITY) (STATE) (ZIP)	RECORDED - 8-12-91 DEED # 2244 PAGE 237 W.E. DAVIS CH. CLK.
	Home Number: 393-0636 Work Number: 754-0354	

THIS INDENTURE, made and entered into this 7th day of August 19 91, by and between
POPULAR CONSTRUCTION, INC., a Tennessee Corporation, 4480 Mary Jane Drive, Olive Branch, Mississippi 38654-8067 1-601-895-6774, party of the first part, and
EDGAR E. PIPER and wife, PATRICIA A. PIPER, as tenants by the entirety party of the second part,
 with the right of survivorship, and not as tenants in common
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 14, 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 in Instrument No. 207, Page 232, in the Chancery Court of DeSoto County, Mississippi.

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.

And 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 unencumbered.

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: [Signature]
 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 bargainer, a corporation; and that he as such President being authorized so to do, executed the foregoing instrument for the purposes 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 August, 1991.

My commission expires 10/3/92

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, whichever is greater is, \$20,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

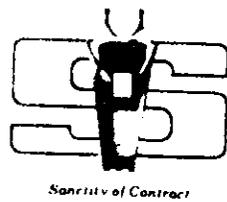
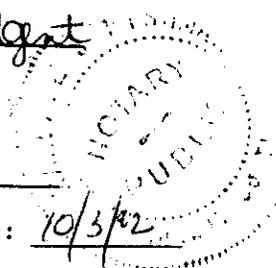
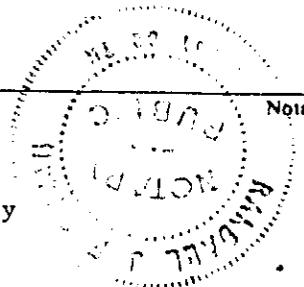
Dariusz Micinski, Agent
 Affiant

Subscribed and sworn to before me this
7th day of August, 1991

[Signature]
 Notary Public

My Commission Expires: 10/3/92

[Signature]
 Notary Public
 PROPERTY ADDRESS:
 Unimproved Property



STEWART TITLE
 COMPANY OF MEMPHIS
 6800 POPLAR AVENUE - SUITE 114
 MEMPHIS, TENNESSEE 38138
 (901) 756-8383