

336

CORPORATE FORM
WARRANTY DEED

S.T.C. Tract
Reference: _____

THIS INDENTURE, made and entered into this 22nd day of November 1991, by and between

Commercial Credit Plan, Inc.

a corporation organized and existing under and by virtue of the laws of the State of Tennessee
party of the first part, and

Herschel H. Ritter and wife, Willie Mae Ritter

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 Southaven County of DeSoto State of ~~Tennessee~~ Mississippi.

Lot 129, Section A, Southaven Subdivision, Section 14, Township 1 South, Range 8 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 2, Page 4-5, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description. This being the same property conveyed to Commercial Credit Plan, Inc. from W. Ray Jamieson, Substitute Trustee, by deed dated December 13, 1990, recorded January 30, 1991, in Book 232, Page 504, recorded in the Chancery Clerk's Office 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, its heirs, or 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 it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 2, Page 4-5. And 1991 City and County Taxes which are not yet due and payable.

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

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur here-in, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Commercial Credit Plan, Inc.

By R.N. Castile Vice President

Secretary

R.N. Castile

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared R.N. Castile with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of Commercial Credit Plan, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 22nd day of November 1991

My commission expires 4-13-92

David H. Davis
Notary Public

(FOR RECORDING DATA ONLY)

Property address 1310 Vicksburg, Southaven, Ms. 38671 (601) 393-2326
Mail tax bills to: (Person or Agency responsible for payment of taxes) Commercial Credit Plan, Inc (4466 Elvis Presley Blvd (Memphis, Tn 38116 (901) 396-7871
Herschel Ritter
1310 Vicksburg
Southaven, Ms. 38671

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 \$ 40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Herschel H. Ritter
Affiant

This instrument prepared by: Ed Sugg, Atty.
5134 Millbranch, Suite 239
Memphis, Tn. 38116
Register's fee _____
Recording fee _____
Total _____
T.C. # _____

STATE MS.-DE SOTO CO. FILED
Nov 25 12 55 PM '91
REC'D DEED
PAGE _____
W.E. DAVIS CH. CLK.

Subscribed and sworn to before me this 22nd day of Nov 1991
David H. Davis
Notary Public
Nov 27 9 05 AM '91
REC'D DEED
PAGE 336
W.E. DAVIS CH. CLK.

DAVID H. DAVIS
NOTARY PUBLIC
4-13-92

Return to: Real Estate Loan Services
5727 Cummer Place, Suite 3
Memphis, TN 38104
Rta-M-9945