

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of July, 1994, by and between

Stephen D. Grushkin

hereinafter called Grantor,

and Kenneth B. Jones and wife, Janice J. Jones

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Olive Branch County of DeSoto State of Tennessee, to-wit:

Lot 20, Section "B", FIRST REVISION, DEERFIELD SUBDIVISION, in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 31, Page 4-5, in the office of the Chancery Clerk, of DeSoto County, Mississippi.

STATE MS. - DESOTO CO. FILED

JUL 19 10 42 AM '94

BK 273 PG 469 W.E. DAVIS CH. CLK. by B. Cleveland

Being all or part of same property described under DeSoto County Register's No. BOOK 217, PAGE 65

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 Grantee, Grantee's heirs and assigns, in fee simple forever as tenants by the entirety or, if not husband and wife, then as joint tenants with right of survivorship.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions including Plat Book 31, Page 4-5;

and any existing easements

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

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.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

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

Signature of Stephen D. Grushkin
Stephen D. Grushkin

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$ 125,302.62 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]
Affiant

Subscribed and sworn to before me this the 15th day of July, 1994

[Signature]
Daniel D. Erickson, Notary Public
My commission expires: September 25, 1995

Kenneth B. and Janice J. Jones
4100 Redwood Drive
Olive Branch, MS 38654
Hm 901 365-1345
Wk 901 922-8450

Stephen D. Grushkin
628 Semmes Road
Memphis, TN 38116
Wk 901 452-4227
No Home Phone Avail.

Person or Agency responsible for payment of taxes:

Name National Mortgage Company
Address 4041 Knight Arnold Road
Memphis, Tennessee 38118

Property Address 4100 Redwood Drive
Olive Branch, Mississippi 38654

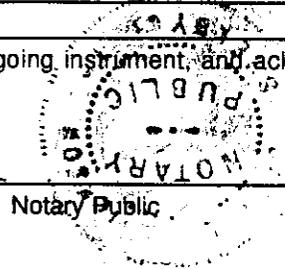
STATE OF TENNESSEE,
COUNTY OF SHELBY

On this 15th day of July, 1994, before me personally appeared Stephen D. Grushkin

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her, or their free act and deed.

September 25, 1995

[Signature]
Daniel D. Erickson



STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19____, before me personally appeared _____ with whom I am personally acquainted and who, upon oath, acknowledged himself to be the _____ of _____, the within named Grantor, a corporation, and that such _____ being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such _____

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

Notary Public

STATE OF TENNESSEE,
COUNTY OF SHELBY

On this _____ day of _____, 19____, before me personally appeared _____ and _____ with each of whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be partners and all of the partners in _____ the within named Grantor, a partnership, and that they, as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners.

WITNESS my hand and Notarial Seal at office the day and year above written.

My commission expires:

Notary Public

Title No. 450755

File No. 94-7-0719