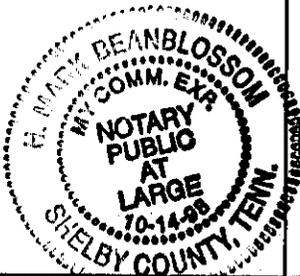


| | |
|---|---|
| <p>WARRANTY DEED STATE MS.-DESOTO CO. FILED</p> <p>MAR 18 1 21 PM '96</p> <p>BK 297 PG 399 W.E. DAVIS CH. CLK.</p> | <p>STATE OF TENNESSEE COUNTY OF SHELBY</p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ <u>115,000.00</u></p> <p><i>William Darrell Jean</i> Affiant</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>7th</u> DAY OF <u>March</u> 19<u>96</u></p> <p>_____ Notary Public</p> <p>MY COMMISSION EXPIRES: <u>10-14-98</u> (AFFIX SEAL)</p> |
|---|---|



THIS INSTRUMENT WAS PREPARED BY
H. Mark Beanblossom, P.L.L.C., 6525 Quail Hollow Road, Ste 511, Memphis, Tennessee
38120 (901)758-0500

| | | |
|--|--|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: WILLIAM DARRELL JEAN (NAME) | SEND TAX BILLS TO: FIRST TRUST MORTGAGE COMPANY (NAME) | MAP-PARCEL NUMBERS 2076-2301.0-00014 |
| 2330 TAHOE COVE (ADDRESS) | P.O. BOX 17257 (ADDRESS) | |
| NESBIT, MS 38651 (CITY) (STATE) (ZIP) | MEMPHIS, TN 38187-0257 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM T. MANLEY AND LOUELLA H. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM DARRELL JEAN AND WIFE, VIRGINIA B. JEAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DESOTO COUNTY, STATE OF MISSISSIPPI DESCRIBED AS FOLLOWS, TO-WIT:

LOT 14, SECTION A IN LAKEWOOD ESTATES SUBDIVISION, IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 WEST AS RECORDED IN DESOTO COUNTY CHANCERY COURT CLERKS OFFICE IN PLAT BOOK 11, PAGES 1-3, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY WARRANTY DEED OF RECORD IN BOOK 275, PAGE 793, IN SAID CHANCERY COURT CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI.

THIS CONVEYANCE IS MADE SUBJECT TO 1996 DESOTO COUNTY TAXES NOT YET DUE AND PAYABLE, SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 11, PAGES 1-3, ALL IN SAID CHANCERY COURT CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI.

unimproved ()
This is improved (X) property, known as 2330 TAHOE COVE, NESBIT, MISSISSIPPI 38651
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 7th day of March, 1996

William T. Manley

William T. Manley

Louella H. Garrett

Louella H. Garrett

STATE OF TENNESSEE

COUNTY OF SHELBY

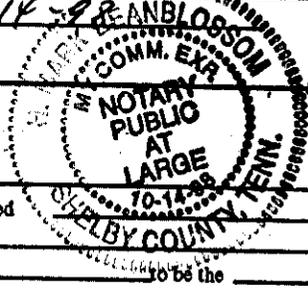
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM T. MANLEY AND LOUELLA H. GARRETT

the bargainer S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis

Tennessee, this 7th day of MARCH, 19 96.

Commission expires 12-14-98

Notary Public



STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____

upon _____ oath(s) acknowledged _____ to be the _____ with whom I am personally acquainted and who and _____ respectively of the _____

the within named bargainer, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

GRANTORS:

WILLIAM DARRELL JEAN
VIRGINIA B. JEAN
2330 TAHOE COVE
NESBIT, MS 38651
HOME: (601) 767-0758
WORK: (901) 389-8100

GRANTEES:

WILLIAM T. MANLEY
LOUELLA H. GARRETT
471 Joe Joyner Road
Atoka, TN 38004
Home: (901) 837-6110
Work: (901) 837-6110