

BOOK 306 PAGE 737

STATE MS.-DESOTO CO.
FILED

SEP 26 2 23 PM '96 *me*
uj

BK 306 PG 737
W.E. DAVIS CH. CLK.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
H. MARK BEANBLOSSOM, ATTORNEY
6525 QUAIL HOLLOW #511
MEMPHIS, TN 38120
(901)758-0500

THIS INDENTURE, made and entered into this 13th day of September, 1996, by and between MICHAEL A. ROSS D/B/A ROSS AND SON CONSTRUCTION, party of the first part, and WILLIAM J. GARNER AND WIFE, DAWN R. GARNER, 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 The City of Olive Branch, County of Desoto, State of Mississippi.

LOT 68, COUNTRY VILLAGE WEST SUBDIVISION, SECTION "C" LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 52, PAGE 42, IN THE RECORDS OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THIS BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORD IN BOOK 301, PAGE 565, IN SAID CHANCERY 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 52, PAGE 42, ALL IN SAID CHANCERY CLERKS OFFICE.

unimproved ()
This id improved () property, known as 5796 SHILOAH COVE SOUTH, OLIVE BRANCH, MISSISSIPPI 38654.

TO HAVE AND TO HOLD the said tract of 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 my hand this 13th day of September, 1996.

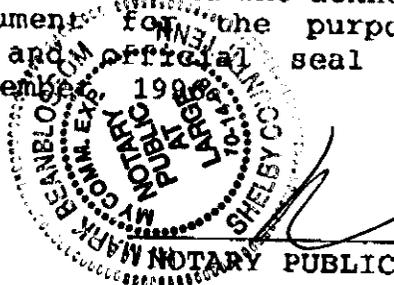
Michael A. Ross
MICHAEL A. ROSS

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 MICHAEL A. ROSS, the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 13th day of September, 1996.

My Commission Expires:

10/14/98



STATE OF TENNESSEE
COUNTY OF SHELBY

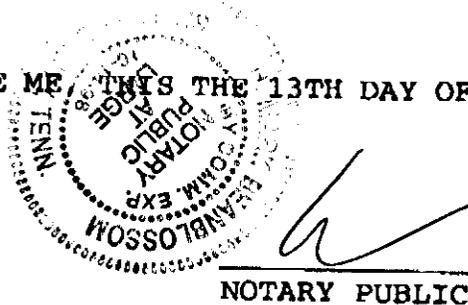
THE ACTUAL CONSIDERATION OR VALUE, WHICH IS GREATER, FOR THIS TRANSFER IS \$101,400.00.

Rhonda Maddox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF SEPTEMBER, 1996.

My Commission Expires:

10/4/98



SEND TAX BILLS TO:
FIRST TRUST MORTGAGE COMPANY
P.O. BOX 17257
MEMPHIS, TN 38187-0257
901-758-5625

GRANTORS:
MICHAEL A. ROSS D/B/A
ROSS AND SON CONSTRUCTION
8720 SETTER LANE
OLIVE BRANCH, MS 38654
HOME: (601)895-2320
OFFICE: (601)895-2320

GRANTEES:
WILLIAM J. GARNER
DAWN R. GARNER
5796 SHILOAH COVE SO.
OLIVE BRANCH, MS 38654
HOME: (901)323-2156
OFFICE: (901)541-2200