

WARRANTY DEED

Oct 8 2 25 PM '96

THIS INSTRUMENT WAS PREPARED BY

Edgar Sugg, Attorney
5134 Millbranch
Memphis, TN 38116
(901) 755-9674

WJ
BK 307 PG 392
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 17th day of September, 1996 by and between

LINDA V. LANDER, UNMARRIED ,

hereinafter referred to as Grantor, and

BILLY G. STOVALL, JR. and CARRIE D. STOVALL, HUSBAND AND WIFE , as joint tenants with full rights of survivorship and not as tenants in hereinafter referred to as Grantee. 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Desoto, State of ~~Texas~~ Mississippi:

LOT 526, SECTION "C" REVISED, GREENBROOK SUBDIVISION, IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 49 AND 50, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THIS BEING THE SAME PROPERTY CONVEYED TO LINDA V. LANDER BY DEED RECORDED IN DEED BOOK 155, PAGE 665, IN SAID ~~REGISTER'S OFFICE~~ Chancery Clerk's Office.

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 Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the 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,

SUBDIVISION RESTRICTIONS, BUILDING LINES, AND EASEMENTS OF RECORD IN PLAT BOOK 8, PAGES 49 AND 50, IN SAID REGISTER'S OFFICE.

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

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LL

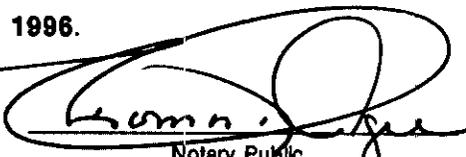
LINDA V. LANDER

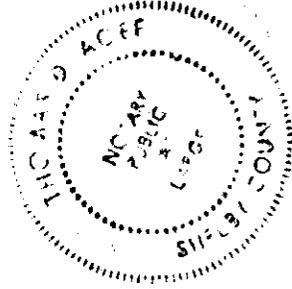
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LINDA V. LANDER, UNMARRIED**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of **September, 1996**.

Commission Expiration: 11/29/98


Notary Public



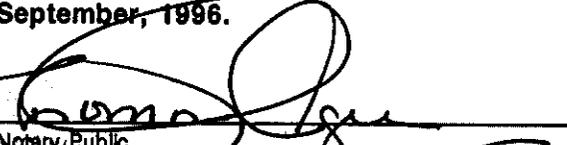
.....
STATE OF TENNESSEE)
COUNTY OF SHELBY)

VALUATION AFFIDAVIT

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 **\$36,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this 17th day of **September, 1996**.

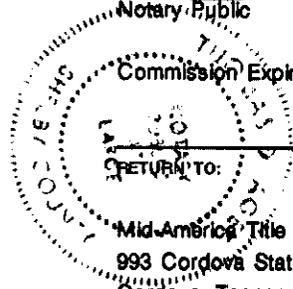

Notary Public

Commission Expiration: 11/29/98

Property Owners Name & Address:
Billy G. Stovall, Jr. & Carrie D. Stovall
1099 Verlington
Collierville, TN 38017

GRANTOR NAME, ADDRESS AND PHONE NUMBER:
LINDA V. LANDER
685 CAPEWOOD
SOUTHAVEN, MS 38671
HOME # (601)393-4270
WORK # NONE

GRANTEE NAME, ADDRESS AND PHONE NUMBER:
BILLY G. STOVALL, JR. & CARRIE D. STOVALL
1099 VERLINGTON
COLLIERVILLE, TN 38018
HOME # (901)854-5423
WORK # (901)458-4133



RETURN TO:
Mid-America Title Agency, Inc.
993 Cordova Station Avenue
Cordova, Tennessee 38018

SEND TAX BILLS TO:

BILLY G. STOVALL, JR.
CARRIE D. STOVALL
1099 VERLINGTON DRIVE
COLLIERVILLE, TN 38017

PROPERTY ADDRESS:

685 CAPEWOOD COVE
SOUTHAVEN, MS 38671
MAP PARCEL NUMBER
1074-1804.0-00526.00