

vs
Dec 9 4 17 PM '96

WARRANTY DEED

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

BK 309 PG 721
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 15th day of November, 1996, by and between SECURITY BUILDERS, INC., party of the first part, and RICHARD A. FELTNER, Married, 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 42, SECTION G, SOUTH MANOR ESTATES NORTH SUBDIVISION, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT RECORDED IN PLAT BOOK 51, PAGE 19, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

THIS BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORD IN BOOK 300, PAGE 697, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

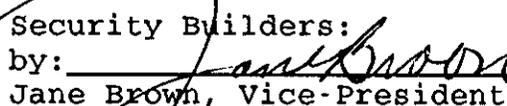
THIS CONVEYANCE IS MADE SUBJECT TO 1997 DESOTO COUNTY TAXES NOT YET DUE AND PAYABLE, SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 51, PAGE 19, ALL IN SAID CHANCERY CLERKS OFFICE.

unimproved()

This is improved (✓) property, known as 6268 SOUTH MANOR COVE, 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 15th day of November, 1996.

Security Builders:
by: 
Jane Brown, Vice-President

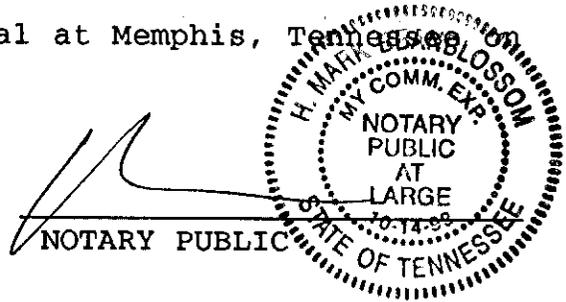
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JANE BROWN with whom I am personally acquainted and who upon HER oath(s) acknowledged HERSELF to be the VICE-PRESIDENT of SECURITY BUILDERS the within named bargainor, and corporation, and that SHE as such VICE-PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JANE BROWN as such VICE-PRESIDENT, and attesting the same by the said JANE BROWN as such VICE-PRESIDENT.

Witness my hand and official seal at Memphis, Tennessee, this the 15th day of November, 1996.

My Commission Expires:

10-14-98



STATE OF TENNESSEE
COUNTY OF SHELBY

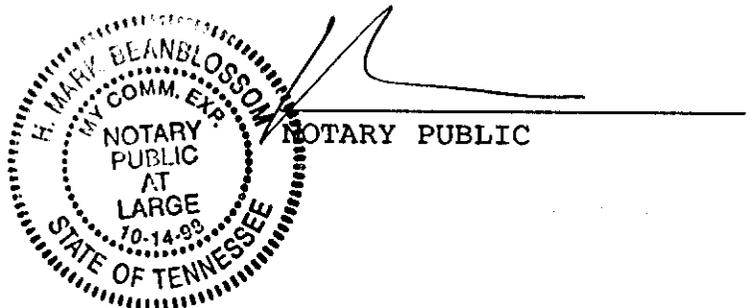
THE ACTUAL CONSIDERATION OR VALUE, WHICH IS GREATER, FOR THIS TRANSFER IS \$150,000.00.

[Signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 1996.

My Commission Expires:

10-14-98



SEND TAX BILLS TO:
NORWEST MORTGAGE, INC.
P. O. BOX 5137
DES MOINES, IA 50306-5137
1-612-904-7721

GRANTORS:
SECURITY BUILDERS, INC.
9045 OLD HIGHWAY 78
OLIVE BRANCH, MS 38654
HOME: () _____
OFFICE: (601) 893-2810

GRANTEES:
RICHARD A. FELTNER
6268 SOUTH MANOR COVE
OLIVE BRANCH, MS 38654
HOME: (601) 895-1950
OFFICE: (901) 922-4554