

WARRANTY DEED

STATE MS. - DESOTO CO.
CH. CLK.

THIS INSTRUMENT WAS PREPARED BY

DEC 27 1 24 PM '96

George T. Brannon
7700 Poplar Avenue Suite 213
Germantown, TN 38138
(901) 753-2300

BK 310 PG 577
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 20th day of December, 1996 by and between

Jack Williams and Nancy Williams, husband and wife .

hereinafter referred to as Grantor, and

Paul E. Cecerre, Jr. and Diane R. Cecerre, husband and wife .

hereinafter referred to as Grantee.

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 County, MS, State of Tennessee:

Lot 24, Bell Ridge Subdivision, Section A, located in Section 9, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 52, Pages 1-4, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property and being the same property conveyed to the Grantors by Warranty Deed of record in Deed Book 297, Page 797, in said Chancery Clerk's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 52, Pages 1-4 and Declaration of Covenants, Conditions and Restrictions of record in Book 297, Page 682 in said Chancery Clerk's Office and 1997 DeSoto county taxes, not yet due and payable, which party of the second part hereby assumes and agrees to pay

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,

as set out above

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.

Jack Williams

Jack Williams
Nancy Williams

Nancy Williams

INDIVIDUAL

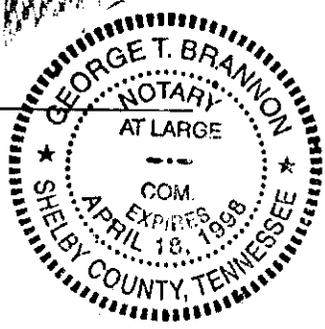
STATE OF TENNESSEE,)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jack Williams and Nancy Williams, husband and wife**, the within named bargainers, 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, at office, this 20th day of **December, 1996**.

[Handwritten Signature]
Notary Public

Commission Expiration: _____



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 **\$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

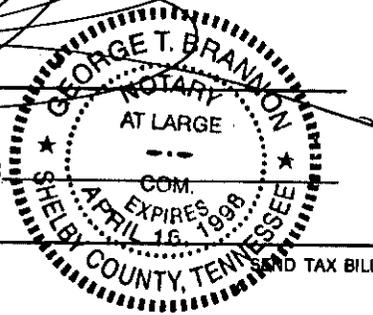
[Handwritten Signature]
Affiant

GRANTOR'S NAME, ADDRESS & PHONE NO .
JACK WILLIAMS
P O. BOX 805
OLIVE BRANCH, MS 38654
(601) 895-7022 (H)
SAME (W)

GRANTEE'S NAME, ADDRESS & PHONE NO.
PAUL E . CECERRE, JR .
8651 BELL RIDGE DRIVE
OLIVE BRANCH, MS 38654
(601) 840-7397 (H)
(901) 579-4390 (W)

Subscribed and sworn to before me this 20th day of **December, 1996**.

[Handwritten Signature]
Notary Public
Commission Expiration: _____



RETURN TO:

George T. Brannon
7700 Poplar Avenue Suite 213
Germantown, TN 38138

AND TAX BILLS TO:

NationsBanc Mortgage Corporation
P.O. Box 35140
Louisville, KY 40232

PROPERTY ADDRESS: & Owner:
Paul E. Cecerre, Jr.
8651 Bell Ridge Drive
Olive Branch, MS 38654

MAP PARCEL NUMBER
2062-0900.0-00003.0 (Part of)