

BOOK

317 PAGE 777

STATE MS. - DESOTO CO.
FILED

JUN 23 1 39 PM '97

BK 317 PG 777
W.E. DAVIS CH. CLK.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the 18th day of June, 1997 by and between

Jeanie M. Williams

hereinafter referred to as Grantor, and

Lawrence P. Fristick, an unmarried person

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 Shelby, State of Tennessee:

Lot 4, Section A, Fox Run Subdivision in Section 26, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 36, Page 16, in the Chancery Clerk's Office of DeSoto County, Mississippi, and being the same property conveyed to the Grantor by Warranty Deed of record in Deed Book 237, Page 216, in said Chancery Clerk's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 36, Page 16; R-O-W Easement of record in Deed Book 37, Page 150 and Oil, Gas & Mineral Lease of record in Oil & Gas Book 1, Page 121, 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, his/her heirs, successors and assigns in fee simple forever.

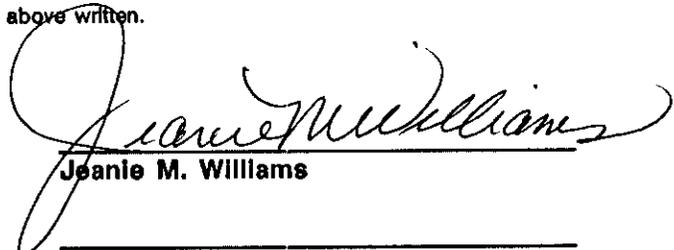
The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

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.


Jeanie M. Williams

INDIVIDUAL

STATE OF TENNESSEE,)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jeanie M. Williams**, the within named bargainor, 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 18th day of June, 1997.

[Handwritten Signature]

Notary Public



Commission Expires

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 **\$102,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Handwritten Signature: Kristen E. Fleming]

Affiant

Grantor's Address:
122 Camden Court
Madison, MS 39110
Phone No: (901) 529-5464 (w)
794-8617 (h)

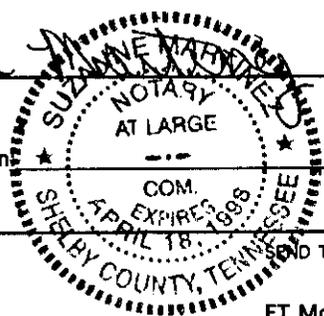
Grantee's Address:
7324 Alexander
Olive Branch, MS 38654
Phone No: (901) 363-0650 (w)
821-0498 (h)

Subscribed and sworn to before me this 18th day of June, 1997.

[Handwritten Signature: Suzanne M. ...]

Notary Public

Commission Expiration: _____



RETURN TO:

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

SEND TAX BILLS TO:

FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
P.O. Box 146
Memphis, Tennessee 38101

PROPERTY ADDRESS:

7324 Alexander
Olive Branch, MS 38654

MAP PARCEL NUMBER
1067-2607.0-00004.00