

Aug 1 4 24 PM '97

BK 319 PG 658  
W.E. DAVIS CH. CLK.

## WARRANTY DEED

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS INDENTURE, Made this 25th day of November in the year of Our Lord One Thousand Nine Hundred and Ninety Six, between First Family Financial Services, Inc. of the State of Mississippi and County of Desoto, of the first part, Quinton G. Gadd & Janet J. Gadd, Wife, of the State of Mississippi and the County of Desoto the second part,

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of Twenty Four Thousand and No 00/100 Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, Their heirs and assigns, all that tract or parcel of land lying and being in Desoto County, State of Mississippi being more particularly described as follows:

See attached Exhibit "A"

It is expressly agreed that this property is purchased in a as is condition and no warranty is given to habitability.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said party of the second part, Their heirs and assigns, forever, in Fee Simple.

**AND THE SAID** party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, Their heirs and assigns, against the claims of all persons owing, holding or claiming by, through or under the said party of the first part.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set his hand and seal, the day and year above written.

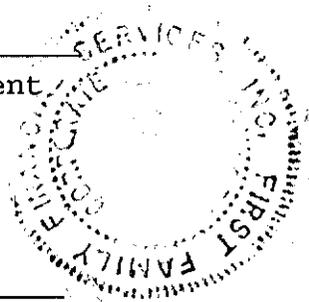
Signed, sealed and delivered in presence of:

[Signature]

First Family Financial Services, Inc.

[Signature]

W.D. Cohea, Jr./Asst. Vice-President



[Signature]

[Signature]

Ann S. Duncan/Asst. Secretary

STATE OF GEORGIA  
COUNTY OF DEKALB

Personally appeared before me, the undersigned authority in and for said county and state, the within named W.D. Cohea, Jr. Ann S. Duncan, who are, respectively, Asst. Vice-President and Asst. Secretary of First Family Financial Services, Inc. who acknowledged that they each signed, sealed and delivered the above and foregoing instrument on the day and in the year therein mentioned, as the act and deed of said corporation, being authorized so to do.

Given under my hand and official seal, this the 25th day of November, 1996.

[Signature]

Notary Public



My Comm. Expires:  
Notary Public, Dekalb County, Georgia  
My Commission Expires April 12, 1997

Prepared by:  
First Family Finance  
Martha Brown  
1429 Goodman Road  
Horn Lake, MS 38637  
(601) 342-6401  
(601) 393-8561

Grantor:  
First Family Finance  
1429 Goodman Road  
Horn Lake, MS 38637  
(601) 342-6401  
(601) 393-8561

Grantee:  
Quinton G. + Janet J. Gadd  
10939 Bethel Road  
Olive Branch, MS 38654  
(601) 895-5382  
(601) 895-4649

NOW, THEREFORE, the undersigned, T. Robert Abney, Substitute Trustee, does hereby bargain, sell, and convey unto the said **First Family Financial Services, Inc.**, the property above mentioned and now more fully described as follows:

Situated in the City of Olive Branch, County of DeSoto and the State of Mississippi:

1.5 acres, more or less, in the Southeast Quarter of Section 5, Township 2 South, Range 5 West, DeSoto County, Mississippi, and being more particularly described as beginning at a point in the East line of Section 5, Township 2 South, Range 5 West, said point being 990 feet North of the Southeast Corner of said section and also being the Northeast Corner of the Rochelle 60 acres tract; thence South along said section line 105 feet to a point; thence West parallel to North line of said Rochelle tract 210 feet to a point; thence South and parallel to said section line 105 feet to a point; thence West 210 feet to a point; thence North and parallel to said Section line 420 feet to a point in the North line of said Rochelle tract; thence East along North line 420 feet to the point of beginning and containing 1.5 acres, more or less.

Property also known as: 5175 Center Hill Road, Olive Branch, Mississippi

Parcel No.: 2053-0500.0-00009.00

The said T. Robert Abney, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

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