

WARRANTY DEED

STATE OF MISSISSIPPI  
DESOTO COUNTY

THIS INDENTURE, made and entered into this 28th day of August, 1997, by and between James Aaron Payne and wife, Betsy T. Payne, party of the first part, and James P. Marler, unmarried, party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to-wit:

Lot 338, Section "H", Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as recorded in Plat Book 41, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance includes all mineral interests in and to the above described real property.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to the Mississippi Health Department regulations, all rights of way and easements for public roads and public utilities and the lien of 1997 DeSoto County real property taxes.

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 party of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: \$85,000.00.

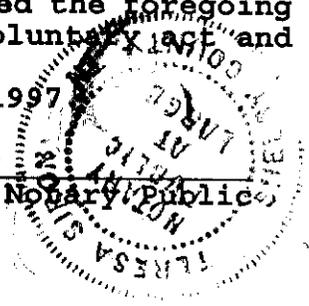
WITNESS the signatures of the said party of the first part the day and year first above written.

*James Aaron Payne*  
James Aaron Payne  
*Betsy T. Payne*  
Betsy T. Payne

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named James Aaron Payne and wife, Betsy T. Payne, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 27th day of August, 1997

*Jerisa Linn*  
Notary Public  


My Commission Expires: 3/25/98

STATE MS.-DESOTO CO.  
FILED

Oct 8 | 11 PM '97

BK 323 PG 100  
W.E. DAVIS CH. CLK.

## Name &amp; Address of Grantor:

James Aaron Payne  
10340 Curtiss Drive  
Olive Branch, MS 38654  
Phone No. 601-895-7441  
None

This instrument prepared by:  
William H. Traviss, Attorney  
6060 Poplar Ave., #LL-30  
Memphis, TN 38119  
Phone No. (901) 821-0603

## Name &amp; Address of Property Owner:

James P. Marler  
10640 Curtiss Drive  
Olive Branch, MS 38654  
Phone No. 601-893-3595  
None

Property known as:  
10340 Curtiss Drive  
Olive Branch, MS 38654-8942

Name and Address of the Person responsible  
for Payment of the Real Property Taxes:

James P. Marler  
10340 Curtiss Drive  
Olive Branch, MS 38654  
Phone No. 601-895-1274  
901-948-5671

## RETURN TO:

CHICAGO TITLE INSURANCE CO.  
6060 POPLAR AVE - SUITE LL30  
MEMPHIS, TN 38119-0916  
# 975124