

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of October, 1997, by and between Lee Crossing Group, L.L.C. a Tennessee Limited Liability Company, party of the first part, and Elwood Gallagher and wife, Rebecca Gallagher 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 2, Section A, Fairhaven Estates, Sections 2 and 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 53, Page 1 and 2, 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.

Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 304, Page 133 in said Clerk's Office.

Parcel No. 2061-0203.0-00002.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 53, Page 1 and 2, Restrictive Covenants of record as shown in Book 298, Page 286, all in said Clerk's Office, and except for 1997 DeSoto County taxes now due and payable.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to, and whenever pronouns occur herein they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

STATE MS.-DE SOTO CO. *AK*
FILED

Oct 30 4 05 PM '97

Lee Crossing Group, L.L.C.
By: *Ryan E. Byrne*
Ryan E. Byrne, Assistant Secretary

BK 324 PG 139
W.E. DAVIS CH. CLK.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan E. Byrne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary (or other officer authorized to execute the instrument) of Lee Crossing Group, L.L.C. the within named bargainor, a Tennessee Limited Liability Company, and that he as such Assistant Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Assistant Secretary.

WITNESS my hand and Official Seal at office this 20th day of October, 1997.

My commission expires: *11/15/98*



Property address 10262 Victor Drive
Olive Branch, MS 38654

Grantor's Address 1012 Dusty Cove
Cordova, TN, 38018
Phone No. 901-384-7232
Phone No. N/A

Grantee's Address 10262 Victor Drive
Olive Branch, MS, 38654
Phone No. 918-355-4925
Phone No. 918-663-1070

Mail tax bills to, (Person or Agency responsible
for payment of taxes)

NationsBanc Mortgage Corporation
1201 Main Street, 9th Floor
Dallas, TX 75202

This instrument prepared by:

Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138

State tax _____ \$ _____

Register's fee _____ .50

Recording fee _____ 4.00

Total _____

T.G. # 975886/Chicago Title

Return to: Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
901-754-2080

Prepared by and Return to:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080

(FOR RECORDING DATA ONLY)