CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of January, 1998, by and between Bowden Building Corporation a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and Brian K. Geeslin and wife, Lisa B. Geeslin 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 4, Section "A, Birdsong Subdivision, Section 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 55, Page 33, in the Register's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel No. 2062-0313.0-00004.00 (1997)

Being part of the same property conveyed to Grantor herein as shown in Book 317, Page 159 in said Register's Office.

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 aforedescribed 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 55, Page 33, Amendment to Subdivision Restricitions of record as shown in Deed Book 309, Page 342 and Easements of record, all in said Register's Office, and except for 1998 Olive Branch City taxes and 1998 DeSoto County taxes not yet 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.

Bowden Building Corporation
By Ryan E. Byrne
Ryan E. Byrne, Assistant Secretary

. . . . . .

STATE MS.-DESOTO CO.

JAN 28 1 40 PM '98

BK 328 PG 43
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 Bowden Building Corporation the within named bargainor, a corporation, and that he as such Assistant Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Assistant Secretary.

WITNESS my hand and Official Seal at office this 15th day of January, 1998.

My commission expires:

EILEEN K. MASON NOTARY PUBLIC AT LARGE EXP. 2-27-2001 SHELBY COUNTY, TENNESSEE

Notary Public

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Property address 5942 Eagleston Drive
Olive Branch, MS 38654

Grantor's Address 1352 Cordova Road
Germantown, TN 38138
Phone No. 758-6200
Phone No. 758-6244

Grantee's Address 5942 Eagleston Drive
Olive Branch, MS 38654
Phone No. 893-0244
Phone No. 362-7504

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, Tennessee 38018

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. # Lawyers Title Company 386136

Return to: Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 7542080

(FOR RECORDING DATA ONLY)