

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of July 19 98
by and between Security Builders, Inc.

hereinafter called Grantor.

and Michael W. Sargent and wife, Amanda L. Sargent

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in

Olive Branch County of Desoto State of Tennessee, to wit:
Lot 139, College Hills Subdivision, Planned Unit Development, First Revision,
Located in Section 18, Township 2 South, Range 6 West, Desoto County, Mississippi,
as recorded in Plat Book 55, Pages 3-5, in the records of the Chancery Clerk of
Desoto County, Mississippi.

This being the same property conveyed to Grantor by Warranty Deed of record in Book
no. 324, Page 774, in the Office of the Chancery Clerk of Desoto County,
Mississippi.

Grantors Address: 9045 Highway 78, Olive Branch, MS 38654
Grantors Phone Number: Work: unknown Home: unknown

STATE MS.-DESOTO CO.
FILED

JUL 20 2 17 PM '98

Grantees Address: 3685 College Bluff Drive
Olive Branch, Mississippi 38654
Grantees Phone Number: Work: unknown Home: unknown

BK 336 PG 685
W.E. DAVIS CH. CLK.

Tax Parcel ID. 2064-1802.0-00139.00

Being all or part of same property described under Desoto County Register's No. Book No. 324, Page
774

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 Grantee, Grantee's heirs and assigns, in fee simple forever as tenants
by the entirety or, if not husband and wife, then as joint tenants with right of survivorship.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforesaid real
estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes
not yet due but constituting a lien which are assumed by Grantee:

and any subdivision restrictions of record Plat Book 55, Page 1

and any existing easements of record and subdivision and zoning regulations in effect in Desoto
County and restrictive covenants and easements of record in College Hills Subdivision;
also subject to 1998 County Taxes which are not yet due and payable
And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons

Any reference to recorded instruments is reference to the Register's Office in said County.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns
shall be construed according to their proper gender and number according to the context hereof.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt
of which is hereby acknowledged.

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

Jane Brown
Security Builders, Inc.
by Jane Brown, Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$ 164,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa H. Jaker

Affiant

Subscribed and sworn to before me this the 15th day of July, 1998

[Signature]
Notary Public

My commission expires: 12-16-2000

Person or Agency responsible for payment of taxes:

Name: Community Mortgage Corporation

Address: 142 Timber Creek Drive

Cordova, TN 38018

Property Address: _____

3685 College Bluff Drive

Olive Branch, MS 38654

STATE OF TENNESSEE
COUNTY OF SHELBY

On this _____ day of _____, 19____ before me personally appeared _____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she, or they executed the same as his, her, or their free act and deed.

My commission expires: _____

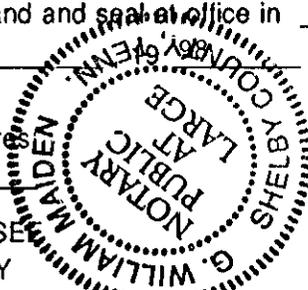
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, _____ the undersigned _____ of the State and county mentioned, personally appeared Jane Brown, 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 Vice-President of Security Builders, Inc., the within named bargainer, a corporation, and that as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself Jane Brown.

WITNESS my hand and seal at office in Memphis, Tennessee, this 15th day of July

My Commission Expires: 12-16-2000



[Signature]

Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, _____ of the State and county aforesaid, personally appeared, _____

, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself / themselves to be the partner(s) of _____, the within named bargainer, a partnership, and he / they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself / themselves as partner(s).

WITNESS my hand and seal at office in _____, this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

Title No. 980636