

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of August, 1998, by and between Claudia Poole and Gene T. Poole, Sr. and Gene T. Poole, Jr. and Patricia Ann Poole, d/b/a Poole Homebuilders party of the first part, and Thomas Tubah, Jr. and wife, Cindy B. Tubah** party of the second part,
**as tenants by the entirety with full rights of survivorship and not as tenants in common,

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 Nesbit, County of Desoto, State of Mississippi:

Lot 45, Woodland Estates, in Section 18, Township 2 South, Range 7 West, in Desoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 37-39, in the Chancery Clerk's Office of Desoto County, Mississippi, reference to which plat is hereby made for a more particular description.

Parcel No. 2074-1802.0-00045.00

Being the part of the same property conveyed to Grantors herein as shown in Warranty Deed as shown in Book 319, Page 136, in said Chancery Clerk's Office 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, his heirs, 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 he is lawfully seized in fee of the aforescribed real estate; that he has 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 56, Pages 37 and 39, and except for 1998 Desoto County taxes not yet due and payable.

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

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.

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

Gene T. Poole, Jr. (Signature)

Patricia Ann Poole (Signature)

Claudia Poole (Signature)

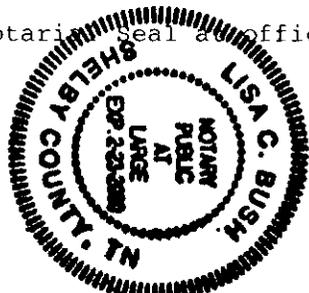
Gene T. Poole, Sr. (Signature)

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Claudia Poole and Gene T. Poole, Sr. and Gene T. Poole, Jr. and Patricia Ann Poole, d/b/a Poole Homebuilders to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notary Seal at my office this 4th day of August 1998.

My commission expires:



(Signature) Notary Public, Shelby County, TN

AUG 13 3 59 PM '98

BK 338 PG 139 W.E. DAVIS CH. CLK.

Property address 84 Woodland Trace South
Nesbit, MS 38651

Grantor's Address 3296 Cody Drive
Memphis, TN 38115
Phone No. 901-550-2297
Phone No. n/a

Grantee's Address 84 Woodland Trace South
Nesbit, MS 38651
Phone No. 901-572-3041
Phone No. 601-429-2366

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

Countrywide Homes Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

This instrument prepared by:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138

State tax _____ \$ _____
Register's fee _____ .50
Recording fee _____ 6.00
Total _____

T.G. # 10517R19

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XX
XX

Return to: ERIC L. SAPPENFIELD, ATTORNEY
97 Stateline Road East, Suite 'A'
Southaven, MS 38671 (RECORDING DATA ONLY)
(601)342-2170