

STATE MS. - DE SOTO CO.

Aug 27 1 02 PM '98

PREPARED BY:
Real Estate Loan Services of TN., Inc.
5727 Summer Trees #5
Memphis, TN 38134
901-388-3768

BK 338 PG 709
W.E. DAVIS CH. CLK.

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **August, 1998** between **Billy Todd dba Billy Todd Homes**, GRANTOR, and **Lisa A. Anderson, Single**, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Olive Branch,, County of DeSoto, State of MS. more particularly described as follows:

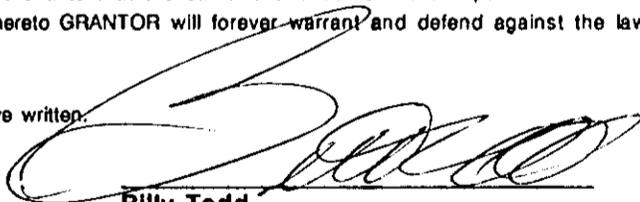
Lot 43, Branch Estates Subdivision, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 59, Page 18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

1998 Property Taxes, which are not yet due and payable, are hereby assumed. Also, subject to subdivision restrictions, building lines and easements of record in Plat Book 59, Page 18, Book 325, Page 311, and Book 330, Page 402, recorded in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to Billy Todd dba Billy Todd Homes by deed of record in Instrument No. 330-786, DeSoto County Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.



Billy Todd
Signature of Seller

STATE MS. - DE SOTO CO.

SEP 10 8 36 AM '98

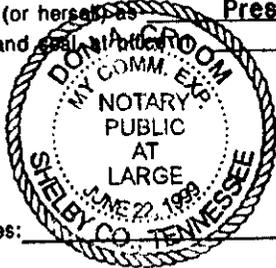
BK 339 PG 390
W.E. DAVIS CH. CLK.

Rlan-1504

CORPORATE
STATE OF TN
COUNTY OF Shelby

Before me, DON. A. CROOM, a Notary Public of said State and County aforesaid, personally appeared Billy Todd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of Billy Todd dba Billy Todd Homes, the within named bargainer, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal at Shelby, TN, this the 21st day of August, 1998.



[Signature]
Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

Lisa A. Anderson
6775 The Branch Estate Drive
Olive Branch, MS 38654
home no. not available work #901-774-6565
Property Address:

Grantor: Billy Todd Homes.
PO Box 906
Southaven, MS 38671
Office No. 601-393-8633
Home #:unavailable

6775 Branch Estate Dr.
Olive Branch, MS 38654

Person Responsible for Taxes:

Community Mortgage Corporation
142 Timber Creek Dr.
Cordova, Tn 38018

Parcel #: 1067-3529.0-00043

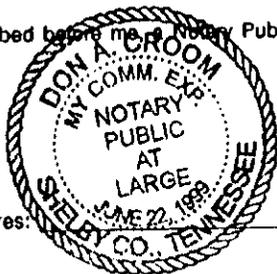
AFFIDAVIT OF VALUE

STATE OF TN
COUNTY OF Shelby

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$100,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

[Signature]
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of August, 1998.



[Signature]
Notary Public

My Commission Expires: _____

Return To: Real Estate Loan Services
5727 Summer Trees, Suite 5
Memphis, TN 38134

RETURN TO:

Real Estate Loan Services of TN., Inc.
5727 Summer Trees #5
Memphis, TN 38134

MISSISSIPPI HOME CORPORATION
MORTGAGE ADDENDUM
FOR FHA INSURED LOAN ONLY

THIS TAX-EXEMPT FINANCING RIDER is made this 21ST day of AUGUST, 19 98,
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust,
Deed to Secure Debt or Security Deed ("Security Instrument") of the same date given by the undersigned
("Borrower") to secure Borrower's Note to COMMUNITY MORTGAGE CORPORATION
("Lender") of the same date and covering the property described in
the Security Instrument and located at:
6775 BRANCH ESTATES DRIVE, OLIVE BRANCH, MS 38654

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender
further covenant and agree as follows:

Lender, or such of its successors or assigns as may by separate instrument assume responsibility for
assuring compliance by the Borrower with the provisions of this Tax-Exempt Financing Rider, may
require immediate payment in full of all sums secured by this Security Instrument if:

- (a) All or part of the Property is sold or otherwise transferred (other than by devise, descent or
operation of law) by Borrower to a purchaser or other transferee:
 - (1) Who cannot reasonably be expected to occupy the property as a principal resident within a
reasonable time after the sale or transfer, all as provided in Section 143 (c) and (i) (2) of the
Internal Revenue Code; or
 - (2) Who has had a present ownership interest in a principal residence during any part of the
three-year period ending on the date of the sale or transfer, all as provided in Section 143 (d) and
(i) (2) of the Internal Revenue Code (except that "100 percent" shall be substituted for "95
percent or more" where the latter appears in Section 143 (d)(1); or
 - (3) At an acquisition cost which is greater than 90 percent of the average area purchase price
(greater than 110 percent for targeted area residences), all as provided in Section 143 (e) and
(i) (2) of the Internal Revenue Code; or
 - (4) Who has a gross monthly income in excess of 115 percent of the applicable median income
(140 percent of the applicable median family income for a purchaser or transferee of a residence
in a targeted area), except that 100 percent and 120 percent shall be substituted for 115 percent
and 140 percent, respectively, if the purchaser or other transferee has a family of fewer than
three (3) individuals, all as provided in Sections 143 (f) and (i) (2) of the Internal Revenue Code;
or
- (b) Borrower fails to occupy the property described in the Security Instrument without prior written
consent of Lender or its successors or assigns described at the beginning of this Tax-Exempt
Financing Rider; or
- (c) Borrower omits or misrepresents a fact that is material with respect to the provisions of Section
143 of the Internal Revenue Code in an application for the loan secured by this Security
Instrument.

References are to the Internal Revenue Code of 1986 as in effect of the date of execution of the Security
Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax-Exempt
Financing Rider.

[Signature]
Witness

[Signature: Lisa A. Anderson]
Borrower

Co-Borrower

Sworn and subscribed before me this 21 day of August, 19 98.



Seal