

BK 0340 PG 0311

STATE MS. - DESOTO CO.  
FILED

SEP 25 10 11 AM '98

400198LB

WARRANTY DEED

BK 340 PG 311  
W.E. DAVIS CH. CLK.

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 MS: party of the first part and Gary M. Yarbrough and Laura J. Yarbrough party of the second part. *[Signature]* \*\* Brad Rainey Homes *[Signature]*  
Lot 58, Fairhaven Estates Subdivision, Section "B", Section 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 59, Page 21 and 22, 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.

Parcel No. 2016-0300-18.02

Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 326, Page 140, in said Chancery Clerk's Office.  
except for subdivision restrictions, building lines and easements of record as shown in Plat Book 59, Pages 21 and 22, all in said Register's Office, and except for any 1998 City of Olive Branch and DESOTO County taxes not yet due and payable.

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, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth above, and that the title and quiet possession thereto it warrants and forever defends 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.

Brad Rainey Homes, Inc.

*[Signature]*  
Bradford W. Rainey President

CORPORATE  
STATE OF Tennessee )  
COUNTY OF Shelby )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bradford W. Rainey** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **President** (or other officer authorized to execute the instrument) of **Brad Rainey Homes, Inc.**, the within named bargainer, a corporation, and that he as such **President** executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

WITNESS my hand and Official Seal, at office this **28th** day of **August, 1998**.

*Richard P. Johnson*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Property address: **9919 Victor Drive  
Olive Branch, MS 38654**  
Owner's name and address: **Gary M. Yarbrough and Laura Yarbrough  
9919 Victor Drive  
Olive Branch, MS 38654  
Home 755-8794 work 873-7204**



Mail tax bills to, (Person or Agency responsible for payment of taxes)  
**First National Mortgage Corp.  
6704 Curtis Court  
Glen Burnie, Maryland 21060**

This instrument prepared by:  
**Southern Escrow Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138  
901-754-2086**

File No: **400198LB**

*Grantor  
Brad Rainey Homes, Inc  
281 Germantown Bend Ct  
Cordova, TN. 38018  
(901) 335-0750*

Return to: **Southern Escrow Title Company  
7515 Corporate Centre Drive  
Germantown, TN 38138**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$152,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this **28th** day of **August**

*Richard P. Johnson*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_