

Keystone, LLC
GRANTOR

BK0346PG0325

WARRANTY

TO

DEED

Manuel A. Rodriguez and wife, Sheila L. Rodriguez
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Keystone, LLC, do hereby sell, convey, and warrant unto Manuel A. Rodriguez and wife, Sheila L. Rodriguez, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lots 80, 148, 155, 158 & 159, Section B, Braybourne Subdivision, in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 64, Pages 8-9, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1999 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

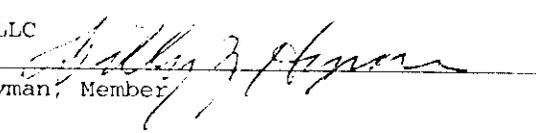
Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 15th day of January, 1999.

Keystone, LLC

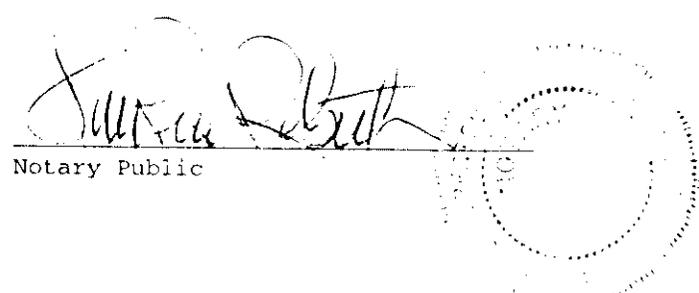
By: _____

Billy Z. Hyman, Member



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the January 15, 1999, within my jurisdiction, the within named Billy Z. Hyman, who acknowledged that he is a Member of Keystone, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.



My Commission Expires:

June 18, 2000

GRANTOR'S ADDRESS:
1129 Florida St.
Memphis, TN 38106
Work Phone #: 901-775-3823
Home Phone #: n/a

GRANTEE'S ADDRESS:
8120 Saddlebrook Cove
Olive Branch, MS 38654
Work Phone #: 901-335-3097
Home Phone #: 601-893-2498

THIS INSTRUMENT PREPARED BY:
Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 6927R12

JAN 20 4 28 PM '99

W.F. DAVIS CH. CLK. 325