

Equity Title & Escrow Co.  
6373 Quail Hollow, Suite 102  
Memphis, Tennessee 38120  
(901)374-0089

CORPORATE FORM

BK 0348 PG 0253

# WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of January, 1999, by and between:  
B & R Homes, LLC, a Mississippi limited liability company party of the first part, and  
Larry J. Watson and wife, Janet J. Watson party of the second part,

WITNESSETH: 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 OLIVE BRANCH County of DESOTO, State of Tennessee: Mississippi  
SEE SCHEDULE C ATTACHED HERETO AND MADE A PART OF

Being the same property conveyed to the Grantors herein by Warranty Deed of record at Book 331, Page 755, dated April 21, 1998, in the Chancery Court Clerk's Office of Desoto County, Mississippi.

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 said party of the second part, its 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 it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT FOR 1999 <sup>Desoto</sup> Shelby County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 56, Page 46, all being of record in said Register's Office.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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.

*Copy*  
STATE MS - DESOTO CO.  
FILED  
MAR 2 3 50 PM '99

B & R Homes, LLC, a  
By: [Signature]  
W T Bassinger  
By: [Signature]  
Russell N Bassinger

BK 348 PG 253  
SHELBY COUNTY CLERK

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W T Bassinger & Russell N Bassinger 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 President & Vice President of B & R Homes, LLC, a the within named bargainor, a corporation, and that he as such President & Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as his President & Vice President

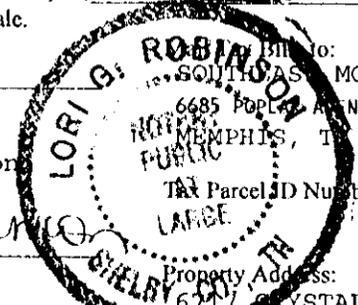
WITNESS my hand and Notarial Seal at the office January 15th 1999

My commission expires COMMISSION EXPIRES SEPT. 14 2000  
[Signature]  
Notary Public

(FOR RECORDING DATA ONLY)

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

Affiant Melanie Oglesby  
Subscribed and sworn before me on January 15, 1999  
Notary Public [Signature]  
GRANTOR B & R Homes LLC  
This instrument prepared by and return to: Fearnley & Califf, PLLC  
6685 Poplar Avenue, Suite 204 8515 Goodwin 6389 Quail Hollow Road, Suite 202  
Memphis, TN 38138 Olive Branch, MS 38654  
Parcel ID Number: (601)891-8123(11) Case Number: 38654  
N/A (w) E4424  
Property Owner & Address:  
Larry J. Watson  
6717 CRYSTAL DRIVE  
OLIVE BRANCH Mississippi 38654  
HOME NUMBER: N/A  
WORK NUMBER: N/A



My Commission Expires COMMISSION EXPIRES SEPT. 14 2000  
Expires: \_\_\_\_\_  
Prepared by and return to:  
Equity Title & Escrow Co.  
6373 Quail Hollow, Suite 102  
Memphis, Tennessee 38120

GRANTOR: B&R HOMES, LLC  
8515 Godown Road  
Olive Branch, Mississippi 38654  
OFFICE: (601) 895-8123  
HOME: Not Applicable

Watson

EXHIBIT "A" - LEGAL DESCRIPTION  
LAND SITUATED IN DESOTO COUNTY, MISSISSIPPI TO WIT:

LOT 160, & 166, SECTION E, CRUMPLER PLACE SUBDIVISION, SITUATED IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 56, PAGE 46 IN THE REGISTER'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Initials: \_\_\_\_\_