

990528LC

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 1999 by and between Lee Crossing Group, LLC, a Tennessee Limited Liability Company, party of the first part, and Kimberly A. Bausone and Richard M. Bausone, wife and husband*, party of the second part.

* 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 Olive Branch,, County of DESOTO, State of MS:

Lot 24, Section A, Fairhaven Estates, Sections 2 & 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 53, Pages 1 & 2, 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. 2062-0310.0-00024.00

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 315, Page 161 in said Clerk's Office.

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 53, Pages 1 & 2, and except for Restrictive Covenants of Record as shown in Book 289, Page 286 in said Clerk's office, all in said Clerk's Office, and except for any 1999 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 aforescribed 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.

Lee Crossing Group, LLC

Ryan E. Byrne

Ryan E. Byrne Assistant Secretary

STATE MS.-DESOTO CO.
FILED

CBH
R MAR 18 3 23 PM '99

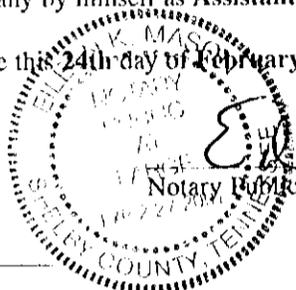
BK 349 PG 1
W.E. DAVIS CH. CLK.

LIMITED LIABILITY COMPANY

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ryan E. Byrne**, 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 **Assistant Secretary** (or other officer authorized to execute the instrument) of **Lee Crossing Group, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Assistant Secretary** executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Official Seal at office this 24th day of February, 1999.



E. K. Mas...
Notary Public

My Commission Expires: _____

Property address: 9884 Victor Drive
Olive Branch, MS 38654
Owner's name and address: Kimberly A. Bausone and Richard M. Bausone
9884 Victor Drive
Olive Branch, MS 38654

Mail tax bills to: X 901-542-6766 X N/A
Kimberly A. Bausone and Richard M. Bausone
9884 Victor Drive
Olive Branch, MS 38654

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

Grantor:
Lee's Crossing Group
340 New Byhalia H 4C
Collierville, TN, 38017
X 901-521-9299
X N/A

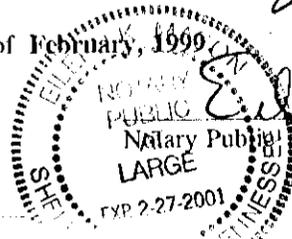
File No: 990528LC

Return to: Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
901-754-2080

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 **\$138,645.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Whitfield Taylor
Affiant

Subscribed and sworn to before me this 24th day of February, 1999.



E. K. Mas...
Notary Public

My Commission Expires: _____

(FOR RECORDING DATA ONLY)