

992936NM

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of March, 1999 by and between Lee Crossing Group, LLC, a Tennessee Limited Liability Company, party of the first part, and Phillip A. Larimore and Letitia Larimore, husband and wife, joint tenants with full rights of survivorship, party of the second part.

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 1, Section A, Fairhaven Estates Subdivision, Sections 2 and 3, Township 2 South, Range 6 West, as shown on plat of record in Book 53, Pages 1 and 2, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Parcel No. 2061-0203.0-00001.00

Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 304, Page 133, in said Register's Office.

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 53, Pages 1 and 2, and except for Restrictive Covenants of record as shown in Book 289, Page 286, all in said Register'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

MAR 30 3 42 PM '99

BK 349 PG 613
W.E. DAVIS CH. CLK.

LIMITED LIABILITY COMPANY

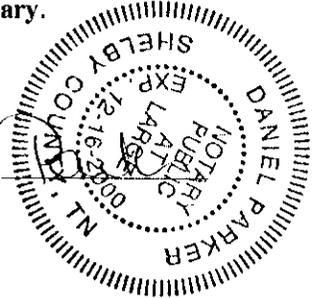
STATE OF Tennessee)

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 8th day of March, 1999.

Daniel Parker
Notary Public



My Commission Expires: _____

Property address: 10284 Victor Drive
Olive Branch, MS 38654
Owner's name Phillip A. Larimore and Letitia Larimore
and address: 10284 Victor Drive
Olive Branch, MS 38654

601-895-0688 / 601-378-7850

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Pulaski Mortgage Company
P.O. Box 7200
Little Rock, AR 72217

grantor:

This instrument prepared by:
Southern Escrow Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
901-754-2080

Lee Crossing Group
340 New Byala #430
Collierville, TN 38017
(901) 521-9299

File No: 992936NM

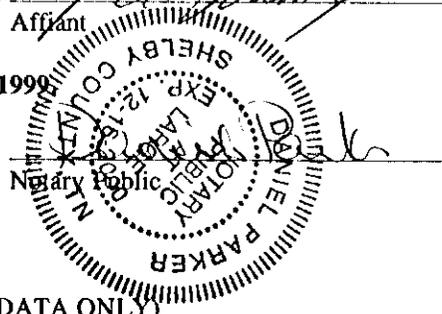
NA

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 \$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.

Phillip A. Larimore
Affiant

Subscribed and sworn to before me this 8th day of March, 1999



My Commission Expires: _____

(FOR RECORDING DATA ONLY)