

STATE MS - DESOTO CO. *W.B.A.*

WARRANTY DEED

APR 29 11 13 AM '99 *TC*

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 351 PG 488
W.F. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 30th day of September, 1998, by and between **IVY TRAILS, LLC, a Mississippi Limited Liability Company**, party of the first part, and J.C. Burns, SR. party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and warrant unto the said party of the second part the following described real estate, situated and being in the city of ~~Clive~~ **Clive Branch**, County of **Desoto**, State of Mississippi, to-wit:

Lots 32, Section "A", Ivy Trails Subdivision, Section 30, Township 1, South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26, in the Register's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Subject to Declarations, Covenants, Conditions and Restrictions as recorded in Book 340, Page 8, in said Register's Office.

The above described property may be filled land or partially filled land and the Seller makes no representation as to said property being undisturbed land and the Seller is not to be responsible or liable for any claims of any kind or character because of said property being filled land or partially filled land.

The Seller or Developer makes no warranty concerning the degree of rainwater inundation that may result on the aforementioned lot since said inundation can be expected with rainfall which exceeds the design standards.

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.

Part of Parcel Number Map 1069 Block 3000.0 Parcel 8.00.

TO HAND 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, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows:

WITNESS the signature of the said party of the first part the day and year first above written.

EDCO PROPERTIES, INC. - Member

BY: *W. Terry Edwards*
W. TERRY EDWARDS, PRESIDENT

HOUSTON INVESTMENTS, LLC - Member

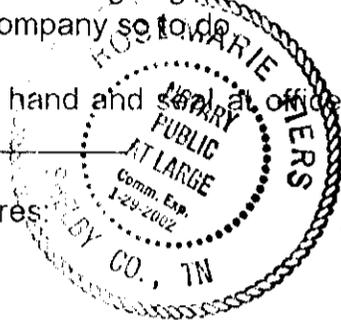
BY: *Quinn Houston*
QUINN HOUSTON, MANAGER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Rosemarie Fiers, a Notary Public of the state and county mentioned, personally appeared **W. Terry Edwards, President of Edco Properties, Inc. and Quinn Houston, Manager of Houston Investments, LLC, both Members of IVY Trails, LLC,** and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

WITNESS my hand and seal at office in Bartlett, Tennessee, this 8th day of March, 1999

My Commission Expires



Rosemarie Fiers
Notary Public

Grantor's Mailing Address and Phone Numbers:

Ivy Trails, LLC
6551 Stage Oaks Cove #1
Bartlett, Tennessee 38134
Home/Office (901) 388-9176

Grantee's Mailing Address and Phone Numbers:

*8327 Colonial Hills Drive
Spartanburg MS. 38671
(901) 550-1789
(601) 893-4499*

THIS INSTRUMENT PREPARED BY:

REALTY CLOSING SERVICES, INC.
6510 STAGE ROAD
BARTLETT, TENNESSEE 38134
(901) 382-0470
File Number

RETURN TO:

*CHARLES ABBOTT
7203 GOODMAN RD.
OLIVE BRANCH MS. 38654
(601) 893-4488*