

WARRANTY DEED

THIS INDENTURE, is made and entered as of the 30th day of September, 1999 by and between Jill E. Vowell, unmarried, party of the first part, and James E. Simpson, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, 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 County of DeSoto, State of Mississippi:

Lot 25, Fox Hollow, Phase II, in Sections 34 and 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Page 34, in the office of the Chancery Clerk of DeSoto County, Mississippi.

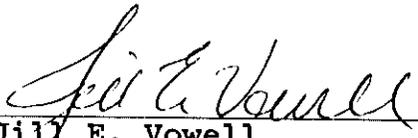
Party of the first part received his/her equitable interest in the above described property by Deed of record under Book 295, Page 427, Register's Office of DeSoto County, Mississippi.

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 aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 47, Page 34; Subdivision Restrictions in Book 275, Page 713, Book 284, Page 311 and Book 304, Page 389; as well as 1999 DeSoto County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

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, his/her heirs or 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 he/she is lawfully seized in fee of the aforesaid real estate, that he/she has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.


Jill E. Vowell

STATE MS. - DESOTO CO.
FILED

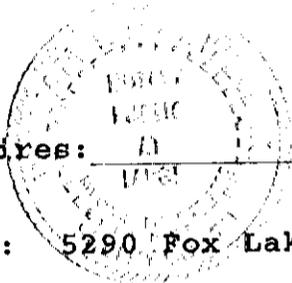
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BK 361 PG 27
W.E. SIMPSON CLK.

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **Jill E. Vowell**, the within bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of **September**, 1999.



[Signature]

Notary Public

My commission expires: _____

Property Address: **5290 Fox Lake Drive, Hernando, Mississippi 38632**
Tax Parcel ID No. **3068-3402.0-00025.00**

Mail Tax Bills:
Accubanc Mortgage Corporation
12377 Merit Dr., #600, PO Box 809089
Dallas, TX 75251

Purchaser &
Property Owner:
James E. Simpson 5290 Fox Lake Drive
~~5290 Fox Lake Drive~~
Hernando, Mississippi 38632
Tel: (601) 342-4439 (Office)

Instrument prepared by & return to:
WILLIAM T. MAXWELL, JR.
Attorney at Law
1789 Kirby Parkway, Suite 2
Memphis, Tennessee 38138
(901) 753-6030

NO RESIDENCE TELEPHONE AS YET

Buyer Address & Phone:
James E. Simpson
5290 Fox Lake Drive
Hernando, Mississippi 38632
Tel: (601) 342-4439 (Office)
NO RESIDENCE TELEPHONE AS YET

Seller Address & Phone:
Jill E. Vowell
5857 Ridgevale
Memphis, TN 38119
Tel: (601) 349-0039 (Office)
NO RESIDENCE TELEPHONE AS YET