

910955KM

## WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of December, 1999, by and between **Bowden Building Corporation**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Shane Crowden and wife, Stacy Crowden, joint tenants with full rights of survivorship**, parties 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 parties 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 46, Section A, Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West, as shown on plat of record in Book 56, Pages 28 and 29, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 336, Page 282 in said Clerk's Office.**

**This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Pages 28 and 29, Easements of record as shown in Book 213, Pages 753, 756, 759, 762 and 765 and Book 222, Pages 89, 93, 96, 100, 103 and 106, all in said Clerk's Office and 2000 DeSoto County Taxes not yet due and payable.**

**Parcel No. 1059-3005.0-00046.00**

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 parties 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 party 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 setforth 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.

**Bowden Building Corporation**

*Ryan E. Byrne*

**Ryan E. Byrne, Assistant Secretary**

STATE MS.-DESOTO CO.  
FILED

JAN 4 9 24 AM '00

BK 365 PG 349  
W.E. BOWDEN, CH. CLK.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan E. Byrne** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **Bowden Building Corporation**, the within named bargainor, a corporation, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this 22nd day of December, 1999 .



Eileen K. Moran  
Notary Public

My commission expires: \_\_\_\_\_

\*\*\*\*\*

Property address: **7163 Hunters Horn Drive**  
**Olive Branch, MS 38654**

Grantor's address **138 Timber Creek Drive**  
**Cordova, TN 38018**

Grantee's address **7163 Hunters Horn Drive**  
**Olive Branch, MS 38654**

Phone No.: **901-758-6200**  
Phone No.: **901-754-2086**

Phone No.: **901-754-2080**  
Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)  
**Community Mortgage Corporation**  
**142 Timber Creek Drive**  
**Cordova, TN 38018**

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

File No.: **910955KM**

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

(FOR RECORDING DATA ONLY)