

WARRANTY DEED

THIS DEED is made and entered into this 9th day of July, 1999, by and between **BRAD RAINEY HOMES, INC. AND MACK ANDREWS, INC. JOINT VENTURE** (a Tennessee general partnership composed of Brad Rainey Homes, Inc., a Tennessee corporation, and Mack Andrews, Inc., a Louisiana corporation), the party of the first part, and **BRAD RAINEY HOMES, INC.**, a Tennessee corporation, the party of the second part.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **TEN DOLLARS** (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, the party of the first part does hereby convey and warrant unto the party of the second part, its successors and assigns, the following described real property situated and being in the City of Olive Branch, County of DeSoto, State of Mississippi, to-wit:

Lot Nos. 179, 181, 222, and 224 of the Golf Villas of Crumpler Place PUD, Section 32, Township 1 South, Range 6 West, DeSoto County, Mississippi according to the plat of said subdivision recorded in Plat Book 65 at Pages 38-40 in the land records of the Office of the Clerk of the Chancery Court of DeSoto County, Mississippi.

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, its successors and assigns in fee simple forever, subject only to the exceptions set forth on Exhibit "A", attached hereto and incorporated herein by reference as fully as if copied herein verbatim.

Taxes for the year 1999 shall be estimated and prorated at closing and paid by the party of the second part when due.

Possession is given upon delivery of this deed.

WITNESS the execution of this instrument by the undersigned, this the 9th day of July, 1999.

BRAD RAINEY HOMES, INC. AND MACK ANDREWS, INC. JOINT VENTURE

(A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF BRAD RAINEY HOMES, INC., A TENNESSEE CORPORATION, AND MACK ANDREWS, INC., A LOUISIANA CORPORATION)

By: BRAD RAINEY HOMES, INC., individually and as joint venturer

By: *Brad Rainey*
Brad Rainey, President

By: MACK ANDREWS, INC., individually and as joint venturer

By: *Mack Andrews*
Mack Andrews, President

STATE OF TENNESSEE
COUNTY OF SHELBY

STATE MS.-DE SOTO CO.
FILED
AUG 2 1 45 PM '99
BK 356 PG 584
W.E. DAVIS CH. CLK.

PERSONALLY appeared before me, the undersigned authority, in and for the county and state aforesaid, the within named Brad Rainey who acknowledged that he is the President of Brad Rainey Homes, Inc. a Tennessee corporation, which is

one of the Joint Venture Partners of Brad Rainey Homes, Inc. and Mack Andrews, Inc. Joint Venture and that for and on behalf of the said Corporation and Joint Venture as their act and deed, he signed and delivered the above and foregoing instrument after having been duly authorized by said Corporation and Joint Venture so to do.

GIVEN under my hand and official seal, this the 9th day of July, 1999.

[Handwritten Signature]
NOTARY PUBLIC
M. Anderson Cobb
Commission Expires
Notary Public
at
Large
Jan. 25, 2000
Shelby County, Tennessee

My Commission Expires:

1-25-00

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority, in and for the county and state aforesaid, the within named Mack Andrews who acknowledged that he is the President of Mack Andrews, Inc., a Louisiana corporation, which is one of the Joint Venture Partners of Brad Rainey Homes, Inc. and Mack Andrews, Inc. Joint Venture and that for and on behalf of the said Corporation and Joint Venture as their act and deed, he signed and delivered the above and foregoing instrument after having been duly authorized by said Corporation and Joint Venture so to do.

GIVEN under my hand and official seal, this the 9th day of July, 1999.

[Handwritten Signature]
NOTARY PUBLIC
M. Anderson Cobb Jr.
Commission Expires
Notary Public
at
Large
Jan. 25, 2000
Shelby County, Tennessee

My Commission Expires:

1-25-00

GRANTOR'S ADDRESS AND PHONE NUMBER:

Brad Rainey Homes, Inc. and Mack Andrews, Inc. Joint Venture (A Tennessee general partnership composed of Brad Rainey Homes, Inc., a Tennessee corporation, and Mack Andrews, Inc., a Louisiana corporation)

ADDRESS: c/o Brad Rainey Homes, Inc., 281 Germantown Bend Cove, Memphis, TN 38018

PHONE NUMBER: (901) 335-0750

Brad Rainey Homes, Inc., a Tennessee corporation

ADDRESS: 281 Germantown Bend Cove, Memphis, TN 38018

PHONE NUMBER: (901) 335-0750

Mack Andrews, Inc., a Louisiana corporation

ADDRESS: 7512 Second Street, Germantown, TN 38138

PHONE NUMBER: (901) 301-2924

GRANTEE'S ADDRESS AND PHONE NUMBER:

Brad Rainey Homes, Inc., a Tennessee corporation

ADDRESS: 281 Germantown Bend Cove, Memphis, TN 38018

PHONE NUMBER: (901) 335-0750

INDEXING INSTRUCTIONS:

The aforesaid real property should be indexed in Lot Nos. 179, 181, 222, and 224 of the Golf Villas of Crumpler Place PUD, according to the plat of said subdivision recorded in Plat Book 65 at Pages 38-40.

This instrument prepared by:

Charles C. Drennon, III

Attorney At Law

Harris, Shelton, Dunlap and Cobb, PLLC

One Commerce Square

Suite 2700

Memphis, Tennessee 38103

(901) 525-1455

EXHIBIT A
EXCEPTIONSSTATE MS.-DE SOTO CO.
FILED
MAY 19 9 53 AM '00

PERMITTED ENCUMBRANCES

BK 373 PG 174
W.F. DAVIS CH. CLK.]

- 1) Subject to general and special taxes; county and state taxes, assessments and other charges; ad valorem taxes, drainage district and fire protection district assessments; for the current year and subsequent years;
- 2) Restrictions and Building Lines and Easements of record in Plat Book 65, Pages 38-40; Plat Book 56, Page 40; Plat Book 57, Page 1; and Plat Book 60, Page 24 in the Office of the Chancery Clerk of DeSoto County, Mississippi;
- 3) Restrictive Covenants of Record in the Land Deeds recorded March 4, 1999 and found in Book 348 at Pages 308-310 in the office of the Chancery Clerk of DeSoto County, Mississippi and an amendment to the Plat of the Golf Villas of Crumpler Place P.U.D. recorded in Book 350 at Page 316;
- 4) The Comprehensive Plan for Crumpler Place P.U.D. filed in the Planning Commission for the City of Olive Branch;
- 5) Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Golf Villas of Crumpler Place P.U.D. in the form attached hereto or in such form without any material modification that adversely affects the rights of the party of the second part as may be approved by the City of Olive Branch, Mississippi and DeSoto County, Mississippi; and
- 6) Subject to building, subdivision, zoning and health department ordinances and regulations in effect in DeSoto County, Mississippi and the City of Olive Branch, Mississippi.