

206469TB

## WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of August, 2000, 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 Robert A. Morgan and Jean E. Morgan, Husband and Wife, as tenants by the entirety with full rights of survivorship and not as tenants in common, 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 Walls, County of DeSoto, State of MS.

Lot 26, Section A, King's View Lakes Subdivision, Section 31, Township 1 South, Range 8 West, as shown on plat of record in Book 67, Pages 8 & 9, 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 part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 372, Page 667 in said Chancery Clerk's Office.

This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 67, Page 8 & 9, Easements of record as shown in Book 344, Page 725, Subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the subject property, all in said Chancery Clerk's Office and 2000 DeSoto County Taxes not yet due and payable.

Parcel No. 1089-3101.0-00026.00

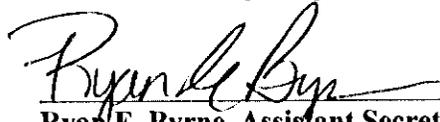
TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

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 aforesaid 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.

Bowden Building Corporation



Ryan E. Byrne, Assistant Secretary

STATE MS. - DESOTO CO.  
FILED

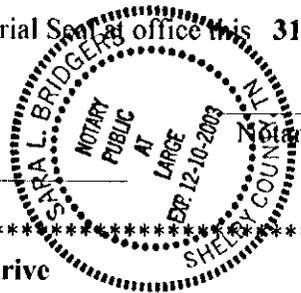
SEP 8 12 05 PM '00

BK 379 PG 77  
W.F. 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 in my office this 31st day of August, 2000 .



*Sara L. Bridger*  
Notary Public

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

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Property address: **5574 Lakefront Drive**  
**Walls, MS 38680**

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

Phone No.: **(901) 758-6200**

Phone No.: NA

Grantee's address **5574 Lakefront Drive**  
**Walls, MS 38680**

Phone No.: **662-781-3882**

Phone No.: **901-380-0297 X1206**

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.: **206469TB**

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

(FOR RECORDING DATA ONLY)