

ST3770SB

WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of February, 2001, by and between Lawrence A. Etter and wife, Patricia L. Etter, parties of the first part, and William Lynn Freeman and wife, Phyllis A. Freeman, parties of the second part,

*as tenants by the entirety with full rights of survivorship and not as tenants in common

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 parties of the first part have bargained and sold and do 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 30, Section C, Davidson Estates Subdivision, Section 13, Township 1 South, Range 7 West, as shown on plat of record in Book 32, Page 2, 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 at Book 211, Page 172 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 21, Page 41; Plat Book 32, Page 2, all in said Register's Office and 2001 DeSoto County Taxes not yet due and payable.

Subdivision and Zoning Regulations in effect in Olive Branch and DeSoto County, Mississippi, rights of way and easements for public roads, public utilities and restrictive covenants for Davidson Estates Subdivision.

Parcel No. 1076-1304.0-00030.00

STATE MS. - DESOTO CO. REC. PL. 33

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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 parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have 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 they 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 signatures of the parties of the first part the day and year first above written.

Lawrence A. Etter
Lawrence A. Etter

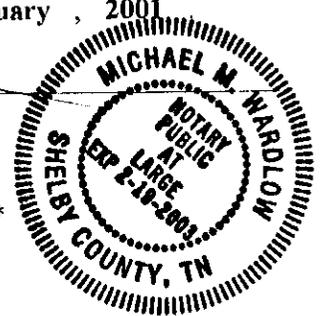
Patricia L. Etter
Patricia L. Etter

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence A. Etter and Patricia L. Etter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of February, 2001

[Signature]
Notary Public



My commission expires: 2-19-2003

Property address: **9075 Cottonwood Circle
Olive Branch, MS 38654**

Grantor's address **7243 Lauren Lane
Olive Branch, MS 38654**

Phone No.: 662 895 3196
Phone No.: 662 895 3196

Grantee's address **9075 Cottonwood Circle
Olive Branch, MS 38654**

Phone No.: 893-4927
Phone No.: 948-907

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**William Lynn Freeman
9075 Cottonwood Circle
Olive Branch, MS 38654**

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

File No.: **ST3770SB**

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

(FOR RECORDING DATA ONLY)