

STATE MS - DESOTO CO. pa  
FILED

S01-0289

DESOTO VENTURE, LLC,  
A TENNESSEE LIMITED LIABILITY CO. APR 11 2 22 PM '01  
GRANTOR

TO

BK 390 287  
W  
K

WARRANTY

DEED

WHITFIELD ELECTRIC COMPANY, INC.,  
GRANTEE

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 all of which is hereby acknowledged, DeSoto Venture, LLC, A Tennessee Limited Liability Co., does hereby sell, convey, and warrant to Whitfield Electric Company, Inc., the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 61, Phase I, The Lakes of Cedar Grove Subdivision, located in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 55, Pages 37-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities. Taxes for 2001 shall be prorated at closing and paid by the Grantee when due.

Grantor makes no warranty as to soil conditions on subject property occasioned by use of fill dirt to develop subject property; and Grantor will not be responsible or liable for any claims of any kind or character because of subject property containing filled land.

By acceptance of this Deed Grantee shall be obligated to comply with all of the requirements of the Declaration of Covenants, Conditions and Restrictions for The Lakes of Cedar Grove Subdivision relative to the Lot conveyed hereby, including, without limitation, the provisions for architectural review and the completion of the approved improvements. Grantee will not convey said Lot or any of the Lots until a certificate of compliance for that Lot has been issued by the Seller or the Lakes of Cedar Grove Owners Association.

Taxes for the year 2001 shall be prorated and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Corporation this the 9<sup>th</sup> day of April, 2001.

DESOTO VENTURE, LLC

BY: John A. DeCellJohn A. DeCell  
Chief Member

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named John A. DeCell, who acknowledged that as Chief Member for and on behalf of and by authority of DeSoto Venture, LLC, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9<sup>th</sup> day of April, 2001.



*Maureen Ann Christian (Sicknell)*  
Notary Public

Notary Public State of Mississippi At Large  
My Commission Expires: April 6, 2002  
Bonded Thru Helden, Brooks & Garland, Inc.

My commission expires:  
Grantors Address:  
5178 Wheelis Dr., Suite 2  
Memphis, TN 38117-4758  
Home Phone number:  
Business number: 684-6247

Grantees Address:  
1473 Highway 51 S.  
Hernando, MS 38632  
Home Phone number: N/A  
Business number: 429-4542

Prepared By:  
Austin Law Firm, P.A.  
230 Goodman, Suite 510  
Southaven, Mississippi 38671  
(662) 349-2234