S29755MS

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th** day of **September** , **2001**, 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 **Joyce E. Jeltz, an unmarried woman**, party 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 party of the second part the following described real estate, situated and being in the City of **Walls,** , County of **DeSoto**, State of **Mississippi** .

Lot 18, 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.

Parcel No: 1089-3101.0-00018

This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Book 67, Pages 8 & 9; and Easements of record as shown in Book 344, Page 725; all in said Chancery Clerk's Office and 2001 DeSoto County Taxes not yet due and payable.

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 party of the second part, his/her 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 aforedescribed 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
OCT 2 2 07 PM '01
BK. 400 PG. 365
W. ... CLK.

LSS LASER FORMS (800) 318-2781

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 **26th** day of **September** , **2001** .

NATALIE SURRATT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Natalie Surratt
Notary Public

My commission expires: exp. 7-13-2004

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Property address: **5543 Ranch View Cove**
Walls, Mississippi 38680

Grantor's address **138 Timber Creek Drive**
Cordova, Tennessee 38018
Phone No.: **901-758-6200**
Phone No.: na

Grantee's address **5543 Ranch View Cove**
Walls, Mississippi 38680
Phone No.: 662-349-6140
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.: S29755MS

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

(FOR RECORDING DATA ONLY)