

WARRANTY DEED

THIS INDENTURE, is made and entered as of the 12th day of October, 2001 by and between Michael William Klepzig and Jana Smith Klepzig, husband and wife, parties of the first part, and Shannon W. Runnels and Cathy M. Runnels, husband and wife, parties of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, 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 County of DeSoto, State of Mississippi:

Lot 85,* The Plantation, Phase 2, Section "B", Plantation Lakes P.U.D., as shown on plat of record in Plat Book 45, Pages 28-30, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

* located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi

Parties of the first part received their equitable interest in the above described property by Deed of record under Book 293, Page 43, Register's Office of DeSoto County, Mississippi.

The conveyance herein made is subject to subdivision restrictions, building lines and easements of record in Plat Book 45, Pages 28-30, Plat Book 268, Page 374, Plat Book 269, Page 415, Plat Book 284, Page 395, Plat Book 285, Page 306; amendment to subdivision restrictions of record in Plat Book 282, Page 315 and Plat Book 289, Page 633, as well as 2001 DeSoto County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

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 parties of the second part, their heirs or successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforescribed real estate, that they have a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed the day and year first above written.

STATE MS.-DESOTO CO.
FILED

Nov 7 10 41 AM '01

BK 402 PG 678
WARRANTY DEED (CLERK)

Michael William Klepzig
Michael William Klepzig

Jana Smith Klepzig
Jana Smith Klepzig
by Michael William Klepzig,
Attorney-in-Fact

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Shelby)

On this 12th day of October, 2001 before me personally appeared Michael William Klepzig, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael William Klepzig, individually and as Attorney-in-Fact for Jana Smith Klepzig, and acknowledged that he/she executed the same as the free act and deed of said Michael William Klepzig, individually and as Attorney-in-Fact for Jana Smith Klepzig.

Witness my hand, at office, this 12th day of October, 2001.



Notary Public



My Commission Expires: 0-13-04

Property Address: 9273 Lakeside Drive, Olive Branch, Mississippi 38654
Tax Parcel ID No. 1065-2207.0-00085.00

Mail Tax Bills:
National City Mortgage Co.
6055 Primacy Parkway, Suite 300
Memphis, TN 38119

Property Owner:
Shannon W. Runnels and Cathy M. Runn
9273 Lakeside Drive
Olive Branch, Mississippi 38654

Instrument prepared by & return to:
WILLIAM T. MAXWELL, JR.
Attorney at Law
1669 Kirby Parkway, Suite 100
Memphis, Tennessee 38120
(901) 753-6030

Buyer Address & Phone:
Shannon W. Runnels and Cathy M. Runnels
9273 Lakeside Drive
Olive Branch, Mississippi 38654
(662) 893-8113 (Residence)
(662) 893-3400 (Office)

Seller Address & Phone:
Michael W. Klepzig and Jana S. Klepzig
4297 Elizabeth Circle West
Olive Branch, MS 38654
(662) 893-7400 (Residence)
No Business Phone