

Prepared By & Return To:  
The Lawrence Law Firm  
5100 Poplar, Suite 2200  
Clark Tower  
Memphis, TN 38137  
(901) 761-1212

### WARRANTY DEED

THIS INDENTURE, made and entered into this October 29, 2001, by and between JOHN P. CUNNINGHAM and CHARLOTTE A. CUNNINGHAM, husband and wife, as tenants by the entirety herein called Grantor, and MELISSA K. SCHEURER, LEROY G. SCHEURER and DEE ANN SCHEURER, as tenants in common with the right of survivorship herein called Grantee,

WITNESSETH: That for and In consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of DESOTO, State of MISSISSIPPI

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record recorded in the DESOTO COURT CLERK, MISSISSIPPI in Book 340, Page 679.

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

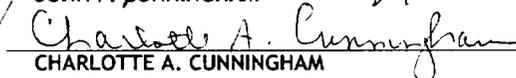
- 1. County of DESOTO taxes for the year 2002, and all subsequent years, the amount of which are not yet ascertainable, due or payable but not delinquent,
- 2. Subdivision restrictions, building lines and easements of record in Book 60, Page 15-18 in the DESOTO COURT CLERK, MISSISSIPPI, which restriction have no reversionary clause.
- 3. Other exceptions if any listed below.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

  
 \_\_\_\_\_  
 JOHN P. CUNNINGHAM Seller

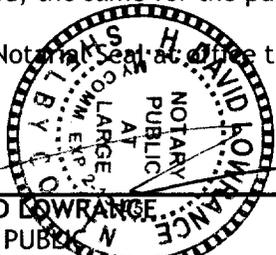
  
 \_\_\_\_\_  
 CHARLOTTE A. CUNNINGHAM Seller

p> STATE MS. - DESOTO CO.  
 FILED  
 Nov 13 2 56 PM '01  
 BK 403 PG 347  
 W. E. ... CLK.

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, Notary public in and for said State and County, duly commissioned and qualified, personally appeared JOHN P. CUNNINGHAM and CHARLOTTE A. CUNNINGHAM person(s) described in and who executed the foregoing instrument, acknowledged JOHN P. CUNNINGHAM and CHARLOTTE A. CUNNINGHAM that (t)he(y)(she) executed, the same for the purposes therein contained.

WITNESS my hand and Notary Seal at Office this : October 29, 2001.



H. DAVID LOWRANCE  
NOTARY PUBLIC  
My Commission Expires: February 15, 2005

GRANTEE'S ADDRESS AND PHONE:

MELISSA K. SCHEURER, 9062 Hickory Drive, Olive Branch, MS 38654  
 HOME PHONE: 901-795-2515  
 WORK PHONE: 901-529-9252

LEROY G. SCHEURER, 9062 Hickory Dr, Olive Branch, MS 38654  
 HOME PHONE: 901-795-2515  
 WORK PHONE: 901-398-8122 x 327

DEE ANN SCHEURER, 9062 Hickory Dr, Olive Branch MS 38654  
 HOME PHONE: 901-795-2515  
 WORK PHONE: \_\_\_\_\_

as tenants in common with the right of survivorship

GRANTOR'S ADDRESS AND PHONE:

JOHN P. CUNNINGHAM, 9062 HICKORY DR. OLIVE BRANCH, MS 38654  
 HOME PHONE: 662-893-4503  
 WORK PHONE: 662-893-4503

CHARLOTTE A. CUNNINGHAM, 9062 HICKORY DR OLIVE BRANCH MS 38654  
 HOME PHONE: 662-893-4503  
 WORK PHONE: 662-893-4503

husband and wife, as tenants by the entirety

Property Address: 9062 HICKORY DRIVE, OLIVE BRANCH, MISSISSIPPI 38654

Owner's Name: MELISSA K. SCHEURER , LEROY G. SCHEURER and DEE ANN SCHEURER

Owner's Address: Same as property address.

Mail tax bill to : UNION PLANTERS BANK, NATIONAL ASSOCIATION, P.O. BOX 2127, MEMPHIS, TN 38101-2127.

Parcel No. 106522170420 Title No. 10787 File No. 10787 FHA/VA Case No.

This instrument was prepared by and return to: THE LOWRANCE LAW FIRM, P.C. , 5100 POPLAR AVE., SUITE 2200, MEMPHIS, TENNESSEE 38137; Phone: 901-761-1212, Fax: 901-761-9984, e-Mail: lowrance@mail.lowlaw.com.

**EXHIBIT A**

Lot 420, The Plantation, Phase 2, Section "F", Plantation Lakes, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 60, Pages 15-18, in the office of the Chancery Court Clerk of Desoto County, Mississippi.