

Dec 26 3 10 PM '01

BK 407 PG 198
W.F. DAVIS CH. CLK.

This Instrument Prepared By and Return to:
 Alan L. Kosten, Esquire
 ARMSTRONG ALLEN, PLLC
 6060 Poplar Avenue, Suite 119
 Memphis, Tennessee 38119
 (901) 866-5330

WARRANTY DEED

THIS INDENTURE, made and entered into on this 21st day of December, 2001, by and between ALLEN RICHARDSON, party of the first part, and WILLIE LEE JONES, 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 County of DeSoto, State of Mississippi:

Lot 32, Section "A", Phase I, Wedgewood Farms Subdivision in Section 35, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 63, Page 11, in the Register's Office of ~~Shelby County, Tennessee~~ ^{DeSoto} Mississippi, to which plat reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Grantor herein by Warranty Deed of record in Book 405, Page 610, in the Chancery Clerk's Office of DeSoto County, Mississippi.

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

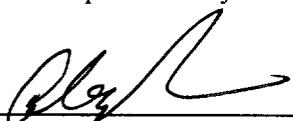
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for the following:

- (a) 2002 City of Olive Branch and 2002 DeSoto County, Mississippi taxes, not yet due and payable, which second party agrees to pay;
- (b) Utility easement to the City of Olive Branch of record in Deed Book 277, Page 719, in the Chancery Clerk's Office of DeSoto County, Mississippi;
- (c) Waterline Easement to Pleasant Hill Water Association, Inc. of record in Deed Book 313, Page 115, in said Clerk's Office;
- (d) Declaration of Covenants, Conditions and Restrictions of record in Deed Book 338, page 337, in said Clerk's Office;

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

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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.

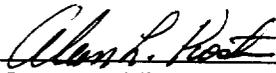


 ALLEN RICHARDSON

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public, in and for said state and county, duly commissioned and qualified, personally appeared ALLEN RICHARDSON to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of December, 2001.



Notary Public

My Commission Expires:
8-13-02

Property:
4801 Graham Lake Drive
Olive Branch, Mississippi

Grantor:
Allen Richardson
c/o Richardson Properties
5719 Raleigh LaGrange Road #5
Memphis, Tennessee 38134
(901) 681-3434

Grantee:
Willie Lee Jones
4801 GRAHAM LAKE
OLIVE BRANCH, MS 38671
Phone (901) 789 9694
Same As