

## WARRANTY DEED

THIS INDENTURE, is made and entered as of the 29th day of January, 2002 by and between Austin Jason Turnbow and Emily Duncan Turnbow, husband and wife, parties of the first part, and Clinton F. Brown and Alicia N. Brown, 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 211, Phase 2, Section D, Plantation Lakes, The Plantation Subdivision, as located in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown on plat of record in Plat Book 52, 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.

Parties of the first part received their equitable interest in the above described property by Deed of record under Book 355, Page 27, 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 52, Page 23; subdivision restrictions of record in Plat Book 296, Page 556, as well as 2002 City of Olive Branch and DeSoto County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

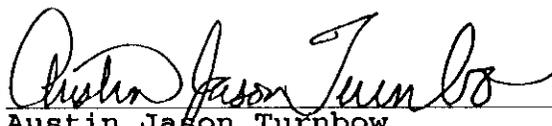
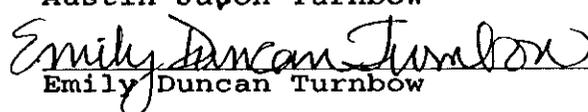
TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs or successors and assigns in fee simple forever.

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.  
FEB 8 1 55 PM '02

BK 411 PG. 272  
W.E. DAVIS CH. CLK.

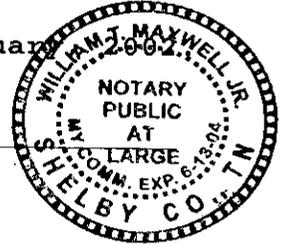
  
Austin Jason Turnbow  
  
Emily Duncan Turnbow

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **Austin Jason Turnbow and Emily Duncan Turnbow**, the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January

  
Notary Public



My commission expires: \_\_\_\_\_

Property Address: 9175 Tahoe Drive, Olive Branch, Mississippi 38654  
Tax Parcel ID No. 1065-2214-0-00211-00

Mail Tax Bills:  
Wells Fargo Home Mortgage, Inc.  
9415 SW 72nd St., Suite 274  
Miami, FL 33173

Property Owner:  
Clinton F. Brown and Alicia N. Brown  
9175 Tahoe 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:  
Clinton F. Brown and Alicia N. Brown  
9175 Tahoe Drive  
Olive Branch, Mississippi 38654  
(662) 850-9191 (Residence)  
(662) 366-4505 (Office)

Seller Address & Phone:  
Austin Jason Turnbow  
Emily Duncan Turnbow  
107 Augusta Circle No. 4, Jackson, MS 38305  
(731)660-0129 (Residence)  
No Business Telephone