

BK 0413 PG 0416

STATE MS.-DESOTO CO,
FILED

FILE #02-022
PREPARED BY & RETURN TO:
MCFALL LAW FIRM
7105 SWINNEA RD SUITE 1
SOUTHAVEN, MS 38671
(662) 349-7780

CLASSIC BUILDERS, LLC,
GRANTOR

MAR 7 2 22 PM '02

TO

BK 413 PG 416
W.E. DAVIS CH. CLK.

WARRANTY DEED

SUSAN M. HALL
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and for other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **CLASSIC BUILDERS, LLC**, do hereby sell, convey, and warrant unto **SUSAN M. HALL**, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

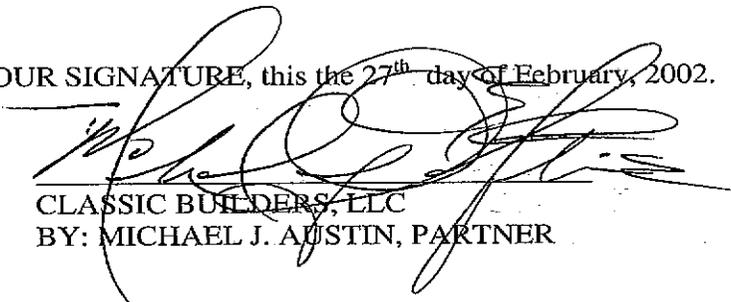
Lot 118, Heritage Hills, PUD, Phase VII, situated in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 69, Page 22, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The above property is the same property conveyed to the GRANTOR herein by Warranty Deed in Book 393, Page 786, in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to right of ways of easements for public roads and public utilities, subdivision and health department and zoning regulations in effect in the DeSoto County, Mississippi. Further subject to a Right of Way to Mississippi Power and Light Company of record in Book 100, Pages 515-516 and in Book 180, Page 692, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 2002 have been prorated between Grantor and Grantee and are to be paid in full by Grantee on due date and possession to be given upon delivery of deed.

WITNESS OUR SIGNATURE, this the 27th day of February, 2002.

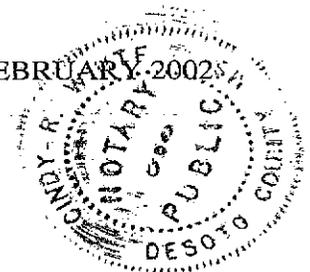

CLASSIC BUILDERS, LLC
BY: MICHAEL J. AUSTIN, PARTNER

STATE OF MISSISSIPPI:
COUNTY OF DESOTO;

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, within named: MICHAEL J. AUSTIN, who acknowledged that he is the Partner of CLASSIC BUILDERS, LLC, and that for and on behalf of the said corporation, and as its act and deed executed the above and forgoing instrument, after first having been duly authorized by said corporation to do so., who acknowledged that he signed and delivered the above and forgoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF FEBRUARY, 2002


NOTARY PUBLIC



My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: Aug 23, 2008
Bonded Thru Heiden, Brooks & Garland, Inc.

Property Address: 7705 Pin Cove, Southaven, MS 38671

GRANTOR'S ADDRESS

120 Guthrie Drive
Southaven, MS 38671
662-393-8868 S.A.M.E.
HM PHONE WK PHONE

GRANTEE'S ADDRESS

7705 Pin Cove
Southaven, MS 38671
662-342-9032
HM PHONE WK PHONE