

S32042TB

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **March**, **2002**, by and between **Elite Properties, a Tennessee General Partnership f/k/a H & S Properties, a Tennessee General Partnership**, party of the first part, and **Fred D. Martin III, a married person**, 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 City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 24, Section A, Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West, as shown on plat of record in Book 56, Pages 28 and 29, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Grantor herein as shown in Warranty Deed of record at Book 394, Page 208 in said Chancery Clerk's Office.

Elite Properties, a Tennessee General Partnership and H & S Properties, a Tennessee General Partnership is one and the same.

This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 56, Pages 28 and 29, subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public records and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in on and under the subject property, all in said Chancery Clerk's Office and 2002 DeSoto County Taxes not yet due and payable.

Parcel No. 1059-3005.0-00024.00

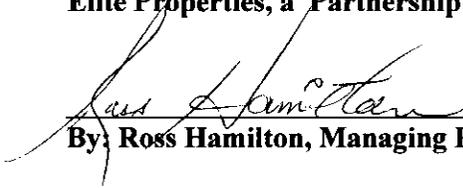
TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

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 good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

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

Elite Properties, a Partnership


By: **Ross Hamilton, Managing Partner**

STATE MS. - DESOTO CO.
FILED

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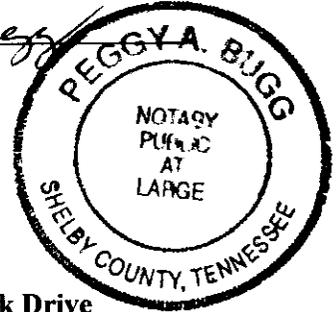
BK 416 PG 19
W.E. DAVIS OR. CLK.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ross Hamilton** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of **Elite Properties, a Partnership**, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as **Managing Partner**.

WITNESS my hand and Notarial Seal at office this 29th day of March, 2002 .

Peggy A. Bugg
Notary Public



My commission expires: 5-11-04

Property address: **7137 Fox Creek Drive
Olive Branch, MS 38654**

Grantor's address **6093 Scottsraig Cove
Bartlett, TN 38135**

Phone No.: 901-375-8219
Phone No.: na

Grantee's address **7137 Fox Creek Drive
Olive Branch, MS 38654**

Phone No.: 662-890-4524
Phone No.: na

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018**

This instrument prepared by:
**Memphis Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080**

File No.: **S32042TB**

Return to: **Memphis Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080**

(FOR RECORDING DATA ONLY)