

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between C & C BUILDERS, LLC, A MS LIMITED LIABILITY COMPANY Grantor, and BOBBY H. WAYNE and wife, MARY R. WAYNE, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 19, Section B, ESTATES OF CENTER HILL SUBDIVISION, in Section 9, Township 2 South, Range 5 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 66, Page 45, in the office of the Chancery Clerk of Desoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

STATE MS. - DESOTO CO. *y*  
FILED

APR 5 3 39 PM '02

BK 416 PG 149  
W.E. DAVIS CH. CLK.]

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 20<sup>th</sup> day of March, 2002.

C & C BUILDERS, LLC

*Carole Johnson*

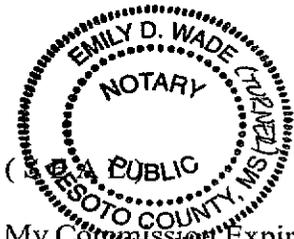
By: CAROLE JOHNSON  
Its: Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, CAROLE JOHNSON, who acknowledged that she is a MEMBER of the limited liability company known as C & C Builders, LLC, and that for and on behalf of said company and as its act and deed she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 20<sup>th</sup> day of March, 2002.



*Emily Wade Turner*  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires: November 29, 2004  
Bonded Thru Dixie Notary Service, Inc.

ADDRESS OF GRANTOR:  
4782 Alden Lake Drive West  
Nesbit, MS 38651  
Phone 1: 662-342-6640  
Phone 2: 901-335-2433

ADDRESS OF GRANTEE:  
4755 Grazeland Road  
Olive Branch, MS 38654  
Phone 1: 901 794-0798  
Phone 2: n/a

PREPARED BY AND RETURN TO:  
EMILY WADE TURNER, ATTORNEY  
7145 SWINNEA ROAD, SUITE 2  
SOUTHAVEN, MS 38671  
(662) 349-6536  
FILE NO.: S10084