

# Warranty Deed

THIS INDENTURE, made and entered into this 23rd day of April 2002

by and between STEVEN D. BOWERS and wife, STACEY M. BOWERS

of the first part, and RYAN KRIETE and wife, BETHANY KRIETE

WITNESSETH: That for the consideration hereinafter expressed the said \_\_\_\_\_, of the second part  
part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said  
party/parties of the second part the following described real estate, situated and being in SOUTHAVEN  
County of DESOTO State of MS

Land situated in DeSoto County Mississippi to wit:

Lot 221, Section C, Plum Point Villages, situated in Section 6, Townsgip 2 South, Range 7 West, City of Southaven, DeSoto County Mississippi, as per plat thereof recorded in Plat Book 27, Page 52, in the office of the Chancery Clerk of DeSoto County Mississippi.

Being the same property conveyed to grantor, Steven D. Bowers and wife Stacey M. Bowers, herein by Warranty Deed of record at Book 337, Page 336, dated July 28, 1998, filed July 30, 1998, in the Chancery Clerk's Office of DeSoto County Mississippi.

STATE MS. - DESOTO CO.  
FILED

MAY 24 8 35 AM '02

BK 419 PG 438  
W.E. DAVIS CH. CLK.

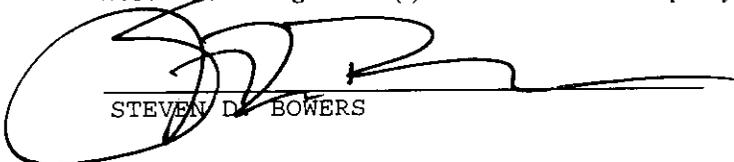
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

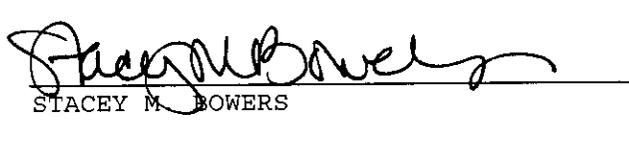
And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2002 City of Memphis and 2002 Shelby County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 27, Page 52, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

  
STEVEN D. BOWERS

  
STACEY M. BOWERS

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

INDIVIDUAL

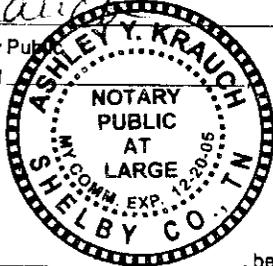
STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Ashley Y. Krauch

Personally appeared before me, \_\_\_\_\_,  
a Notary Public of said County and State, STEVEN D. BOWERS  
STACEY M. BOWERS, the within named bargainer,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
factory evidence), and who acknowledged that he executed the within  
instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2002.

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



ATTORNEY IN FACT

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

On this \_\_\_\_\_ day of \_\_\_\_\_, before me  
personally appeared \_\_\_\_\_  
to me known (or proved to me on the basis of satisfactory evidence) to be the  
person who executed the foregoing instrument in behalf of \_\_\_\_\_

acknowledged that he executed the same as the free act and deed of  
said \_\_\_\_\_

Witness my hand, at office, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

INDIVIDUAL

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Personally appeared before me, \_\_\_\_\_,  
a Notary Public of said County and State, \_\_\_\_\_

\_\_\_\_\_, the within named bargainer,  
with whom I am personally acquainted (or proved to me on the basis of satis-  
factory evidence), and who acknowledged that he executed the within  
instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2002.

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PARTNERSHIP

STATE OF TENNESSEE, }  
COUNTY OF SHELBY. }

Before me, \_\_\_\_\_, a Notary  
Public of said State and County aforesaid, personally appeared \_\_\_\_\_

\_\_\_\_\_, with whom I am personally acquainted  
(or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged himself (or herself) to be a partner of \_\_\_\_\_

\_\_\_\_\_, the within named bargainer,  
a partnership, and that he as such partner, executed the foregoing instru-  
ment for the purpose therein contained, by signing the name of the partner-  
ship by himself (or herself) as partner.

Witness my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

File Number: E18968/AO

Parcel Number: 2073-0604-0221

(FOR RECORDING DATA ONLY)

Property address: 310 PLUM POINT AVENUE.....  
SOUTHAVEN, MS 38671

Mail tax bills to: (Person or Agency responsible  
for payment of taxes)

~~BANKSOURCE MORTGAGE~~ Ryan Kriete and Bethany Kriete  
310 Plum Point Avenue  
Southaven, Ms. 38671

This instrument prepared by: Equity Title & Escrow Co. of Memphis, LLC

6373 Quail Hollow Road, Suite 102.....

Memphis, Tennessee 38120.....

State tax..... \$ 637.57

Register's fee.....

Recording fee..... 93.00

Total.....

T.G. #

Return to: Prepared by and return to:  
Equity Title & Escrow Co.  
6373 Quail Hollow, Suite 102  
Memphis, Tennessee 38120

Property Owner's Name and Address

RYAN KRIETE  
BETHANY KRIETE  
310 PLUM POINT AVENUE  
SOUTHAVEN, MS 38671

Grantee

Ryan Kriete and Bethany Kriete  
310 Plum Point Avenue  
Southaven, MS. 38671  
Hm 662 443-2607  
wk 901 365-8830

Grantor Steven D. Bowers and Stacey M. Bowers  
8156 Tchulahoma  
Southaven, Ms. 38671  
wk N/A  
Hm 662 893-0981

~~For we, hereby swear or affirm that, to the best  
of affiant's knowledge, information, and belief,  
the actual consideration for this transfer or value  
of the property transferred, whichever is greater,  
is \_\_\_\_\_ which amount is equal to or  
greater than the amount when the property  
transferred would command in a fair and volun-  
tary sale.~~



~~Subscribed and sworn to before me this  
23rd day of April, 2002.  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_~~