

WARRANTY DEED

AUG 23 1 26 PM '02

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 426 PG 656
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 21st day of August, 2002, by and between **IVY TRAILS, LLC, a Mississippi Limited Liability Company**, party of the first part, and DALE W. BRADSHAW, a single person party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and warrant 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 Mississippi, to-wit:

Lots 115, 139-----, Section "B", Ivy Trails Subdivision, Section 30, Township 1, South, Range 6 West, as shown on plat of record in Plat Book 77, Page 2, in the Register's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Subject to Declarations, Covenants, Conditions and Restrictions as recorded in Book 340, Page 8, in said Register's Office.

The above described property may be filled land or partially filled land and the Seller makes no representation as to said property being undisturbed land and the Seller is not to be responsible or liable for any claims of any kind or character because of said property being filled land or partially filled land.

The Seller or Developer makes no warranty concerning the degree of rainwater inundation that may result on the aforementioned lot since said inundation can be expected with rainfall which exceeds the design standards.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

Parcel Number Map 1069 Block 3000⁹ Parcel 115.0 & 139.0

TO HAND 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 of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: \$61,000.00.

WITNESS the signature of the said party of the first part the day and year first above written.

EDCO PROPERTIES, INC. - Member

BY: W. Terry Edwards
W. TERRY EDWARDS, PRESIDENT

HOUSTON INVESTMENTS, LLC - Member

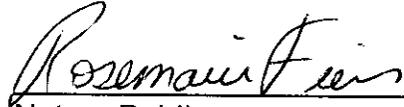
BY: Quinn Houston
QUINN HOUSTON, MANAGER

STATE OF TENNESSEE
COUNTY OF SHELBY

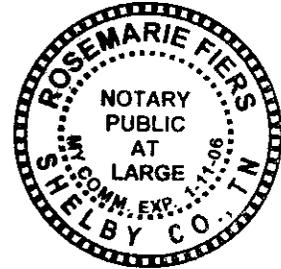
Before me, Rosemarie Fiers, a Notary Public of the state and county mentioned, personally appeared **W. Terry Edwards, President of Edco Properties, Inc. and Quinn Houston, Manager of Houston Investments, LLC, both Members of IVY Trails, LLC,** and that for and on behalf of said limited liability company, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

WITNESS my hand and seal at office in Bartlett, Tennessee, this 21st day of August, 2002.

My Commission Expires:


Notary Public

Grantor's Mailing Address and Phone Numbers:
Ivy Trails, LLC
6551 Stage Oaks Cove #1
Bartlett, Tennessee 38134
Home/Office (901) 388-9176



Grantee's Mailing Address and Phone Numbers:
Dale W. Bradshaw
4201 Lakecrest Cove
Olive Branch, MS 38654
(662) 893-7836 / *W*

THIS INSTRUMENT PREPARED BY:
HUGH ARMISTEAD, ATTORNEY
9066 Highland
Olive Branc, Mississippi 38654
(662) 895-4844

RETURN TO:

E. Dale Jamieson, Attorney
350 New Byhalia Road
Collierville, TN 38017
(901) 853-1532

File Number 02-1230

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