

PREPARED BY AND RETURN TO:
TAYLOR BUNTIN
P. O. BOX 241
SOUTHAVEN, MS 38671
662/393-4450

STATE MS. - DESOTO CO. *mc*
mc
FILED

Dec 9 9 29 AM '02

ELIZABETH ANN TIPTON, HENRY W. TIPTON, WILLIAM M. TIPTON
AND SARAH TIPTON LAMANCE,
P.O. Box 241
Southaven, MS 38671
(662) 393-4450 N/A
TO

BK 433 PG 524
W.E. DAVIS CH. CLK.

GRANTORS

WARRANTY DEED

ANDREA TISCIA FARRELL
8353 Bazemore Road
Cordova, TN 38018
(901) 751-8308 (901) 212-8385

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ELIZABETH ANN TIPTON, HENRY W. TIPTON, WILLIAM M. TIPTON and SARAH TIPTON LAMANCE, Grantors, do hereby bargain, sell, and convey, unto Andrea Tiscia Farrell, all of their undivided right, title, and interest in and to the land lying and being situated in Section 1, Township 2, Range 8 West, DeSoto County, Mississippi, described as follows, to-wit:

Beginning at the northeast corner of the south half of the northwest quarter of said section 1, thence south 5 chains; thence west 10 chains; thence north 5 chains; thence west 10 chains to the beginning and containing 5 acres, being the same property described as the second parcel of the third tract of the property conveyed by Deed of Gift from H. P. Tipton, et ux to Henry Clayburn Tipton, et al, as recorded in Land Deed Book 74, Page 383 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The said Grantors hereby warrant title to the above described real property, subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and further subject to all applicable building restrictions and restrictive covenants of record. The warranty in this Deed does not include any rights of ingress or egress to the above described property over, upon, or through Grantors' other real property in DeSoto County, Mississippi.

By way of explanation, James Oliver Farrell, deceased, owned an undivided one-third (1/3) interest in and to the above described property at the time of his death, which he devised to Henry C. Tipton and Lois Tipton Pollard by Last Will and Testament admitted to probate in Cause No. 00-4-563B of the Chancery Court of DeSoto County, Mississippi. Henry C. Tipton filed a disclaimer in said cause, disclaiming all of his right to the said property under and by virtue of said Last Will and Testament. The Grantors are the heirs at law of Henry C. Tipton and acquired their undivided interest by virtue of the said Last Will and Testament and disclaimer.

Taxes for the year 2002 will be paid by Grantors.

Possession is to be given with delivery of the Deed.

WITNESS the signatures of the parties, this the 6 day of NOVEMBER, 2002.

Elizabeth Ann Tipton
ELIZABETH ANN TIPTON

Henry W. Tipton
HENRY W. TIPTON

William M. Tipton
WILLIAM M. TIPTON

Sarah Tipton Lamance
SARAH TIPTON LAMANCE

STATE OF Georgia
COUNTY OF DeKalb

PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforementioned, the within named ELIZABETH ANN TIPTON, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 6 day of NOVEMBER, 2002.

K. K. Hall
Notary Public



My Commission Expires:

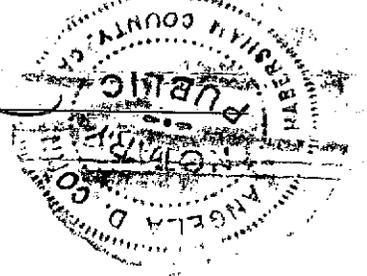
Notary Public, DeKalb County, Georgia
My Commission Expires Feb. 6, 2004

STATE OF Georgia
COUNTY OF Habersham

PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforementioned, the within named HENRY W. TIPTON, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 6 day of November, 2002.

Angela D. Corn
Notary Public



My Commission Expires:

Oct, 04

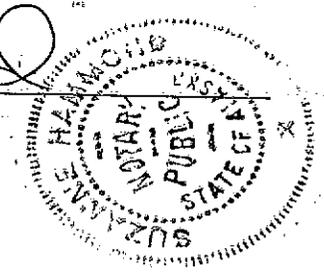
STATE OF Alaska
COUNTY OF Third Circuit Court

PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforementioned, the within named WILLIAM M. TIPTON, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 19th day of November 2002.

[Signature]
Notary Public

~~Suzanne Hammond, Notary Public~~
State of Alaska
My Commission Expires ~~4/4/2004~~



STATE OF Georgia
COUNTY OF Carroll

PERSONALLY appeared before me, the undersigned authority at law in and for the state and county aforementioned, the within named SARAH TIPTON LAMANCE, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 12 day of November 2002.

[Signature]
Notary Public



My Commission Expires:

~~My Commission Expires Jan. 3, 2005~~

GRANTORS' ADDRESS:

Home Phone: _____
Work Phone: _____

GRANTEE'S ADDRESS:

Home Phone: _____
Work Phone: _____