

WARRANTY DEED

This instrument prepared by
Bernhardt Law Firm
6363 Poplar Ave., Ste. 405
Memphis, TN 38119
(901) 507-4530

GRANTOR(S): CLINTON J. STARNES and wife, BRANDI STARNES

TO:

GRANTEE(S): CARLOS ZAVALA and wife, THALIA GARCIA

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged **CLINTON J. STARNES and wife, BRANDI STARNES**, do hereby sell, convey and warrant unto **CARLOS ZAVALA and wife, THALIA GARCIA**, the land lying and being situated in **DeSoto** County, Mississippi, described as follows, to wit:

Lot 98, Section D, The Branch Subdivision situated in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per plat recorded in Plat Book 49, Page 8, Chancery Clerk's Office, DeSoto County, Mississippi.
in Plat Book 3, Page 26, in the Office of The Chancery Clerk of Lee County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities to building, zoning, subdivision, and health department regulations in effect in Lee County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record in Book 49, Page 8; and 2003 City of Olive Branch and 2003 DeSoto County real property taxes, not yet due and payable, which the Grantee assumes and agrees to pay; and .

It is agreed and understood that taxes for the current year have been pro-rated on an estimated basis. Possession is to be given at closing.

WITNESS my/our hand(s) this 31st day of October, 2003



CLINTON J. STARNES

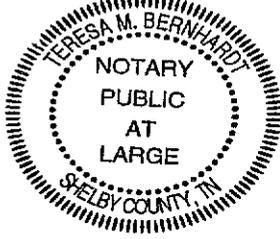


BRANDI STARNES

 STATE MS. - DESOTO CO.
FILED
Nov 7 11 12 AM '03
BK 457 PG 551
W.E. DAVIS CH. CLK.

STATE OF TENNESSEE; COUNTY OF SHELBY:

Personally appeared before me, the undersigned authority in and for the said county and state on this 31st day of October, 2003, within my jurisdiction, the within named CLINTON J. STARNES and BRANDI STARNES who acknowledged that they executed the above and foregoing instrument.



Notary Public

My Commission Expires:

5/8/07

GRANTOR ADDRESS & PHONE:

Clinton J. Starnes and wife, Brandi Starnes
101 Shiloh Drive
Oxford, MS 38655

Home Phone: 662-801-4058
Work Phone: 901-757-7265

GRANTEE ADDRESS & PHONE:

Carlos Zavala and wife Thalia Garcia
6669 Ironwood Drive
Olive Branch, MS 38654

Home Phone: 901-566-0770
Work Phone: N/A