BK0467PG0208

Return to
MEMPHIS TITLE COMPANY
6465 QUAIL HOLLOW, SUITE #300
MEMPHIS, TENNESSEE 38120
File 433821
901 754 2080

STATE MS.-DESOTO CO.
FILED
MAR 12 2 00 PM '04
BK 467 PG 208
CH. CLK.

File No. **2035-433821**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of February, 2004**, by and between **Bowden Building Corporation, a Tennessee Corporation**, parties of the first part, and **Shenetha Butler, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm 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**.

> **Lot 128, Section B, LEXINGTON CROSSING Subdivision, Section 2, Township 2 South, Range 6 West, in DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 78, Page 32, in the office of Chancery Clerk of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.**
>
> **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, LEXINGTON CROSSING, as recorded in Plat Book 78, Page 32; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 391, Page 585; 2004 DeSoto County taxes and 2004 City of Olive Branch taxes not yet due and payable.**

Being the same property conveyed to Grantor(s) herein as shown in Deed of record at Book and Page/Instrument No. **Book 0456, Page 0183** in said Register's Office.

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

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signatures of the parties of the first part the day and year first above written.

Bowden Building Corporation, a Tennessee Corporation

By: Ryan E. Byrne, Assistant Secretary

State of **Tennessee**

County of **Shelby**

Before me, **the Undersigned** (name of notary public) of the State and County mentioned, personally appeared **Ryan E. Byrne** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be **Assistant Secretary** (president or other officer authorized to execute the instrument) of **Bowden Building Corporation, a Tennessee Corporation** the within named bargainor, a corporation, and that such **Ryan E. Byrne** (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Assistant Secretary** (president or other officer).

Witness my hand and Seal at office in **Memphis, TN** this **Twenty-seventh day of February, 2004.**

JOHANNA ALFONSO NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

Johanna Alfonso
NOTARY PUBLIC

Johanna Alfonso
Printed Name of Notary

My Commission Expires: _____

My Commission Expires April 27, 2004

****

Property address: **5914 Magnolia Lakes Dr**
Olive Branch, Mississippi 38654

Grantor's address	**138 Timber Creek Drive** **Cordova, TN 38018**	Grantee's address	**5914 Magnolia Lakes Dr** **Olive Branch, MS 38654**
Phone No.:	**901-758-6200**	Phone No.:	901 359 3840
Phone No.:	**901-759-4242**	Phone No.:	901 545 2566

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

Community Mortgage Corporation
138 Timber Creek Drive
Cordova, TN 38018

This instrument was prepared by:
Memphis Title Company
6465 Quail Hollow, Suite 300
Memphis, TN 38120
901-754-2080

File No: **2035-433821**