

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of March, 2004, by and between JOHN SPANIER and JENNIFER SNODGRASS, party of the first part, and JOSEPH YAO, an unmarried person, party of the second part:

WITNESSETH: That for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the party of the second part the following described real estate, situated and being in County of DeSoto, State of Mississippi, to-wit:

Lot 213, Section C, Fox Creek Subdivision, in Section 30, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Pages 9-10, in the Office of the Chancery Clerk of DeSoto County Mississippi.

This conveyance is made subject to right-of-way and easements of record of public roads and public utilities, oil and mineral rights, all applicable building restrictions and restrictive covenants of record, which are of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The taxes for the year 2004 have been prorated between the Grantors and the Grantee, and the Grantors have paid the 2003, and prior property taxes.

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 of the second part, his heirs and assigns in fee simple.

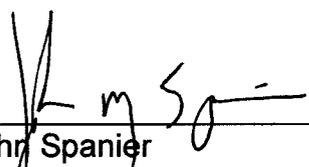
THE CONSIDERATION for this conveyance is as follows: \$135,000.00.

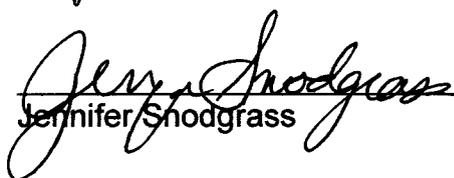
WITNESS the signatures of the said party of the first part the day and year first above written.

STATE MS.-DESOTO CO.
CLERK

APR 2 9 59 AM '04 pa pa

BK 468 PG 598
W.E. DAVIS CH. CLK.


John Spanier


Jennifer Snodgrass

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named John Spanier and Jennifer Snodgrass who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.



Given under my hand and seal this 30th day of March, 2004.

Patti L. Forsythe

Notary Public

Patti L. Forsythe

My Commission Expires:
2/15/2005

Grantor's Mailing Address:

John Spanier and Jennifer Snodgrass
7220 Hunters Horn Drive
Olive Branch, MS 38654

Grantor's Home Phone: (901) 262-4085
Grantor's Work Phone: (901) 369-2143

Grantee's Mailing Address:

Joseph Yao
1521 North 10th Street, Suite A
Blytheville, Arkansas 72315

Grantee's Home Phone: (731) 512-1011
Grantee's Work Phone: (870) 762-0385

This Instrument Prepared by:

James H. Forsythe, Attorney at Law
6410 Poplar Avenue, Suite 130
Memphis, Tennessee 38119
Phone: (901) 767-0057

Return to:

James H. Forsythe, Attorney at Law
6410 Poplar Avenue, Suite 130
Memphis, Tennessee 38119
Phone: (901) 767-0057