

PLEASE RECORD ~~1ST~~

PREPARED BY:
American Title Company, Inc.
5705 Stage Rd., Suite 180
Bartlett, TN 38134

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of April, 2004 between Marcus Hopson, ^{SINGLE MAN} GRANTOR, and Tabatha Rubin, ^{SINGLE WOMAN} GRANTEE. 662-893-8384 901-340-2164

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Olive Branch,, County of DESOTO, State of Tennessee, more particularly described as follows:

Lot 283, Section "I", The Plantation, Located in Section 22, Township I South, Range 6 West, Desoto County, Mississippi, Plat Book 48, Page 28, in the Registers Office for DESOTO County, Mississippi which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marcus Hopson by deed from John David Wheeler filed for record in Book 348, Page 784, Registers Office for DESOTO County Mississippi, dated 3/18/99. LOT 283

Being the same property conveyed to Marcus Hopson by deed of record in Instrument No. , DESOTO County Register's Office.

POWER OF ATTORNEY RECORDED AT SHELBY COUNTY, TN
REGISTERS OFFICE @ INSTRUMENT # 03110928

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Marcus Hopson
Marcus Hopson
Signature of Seller

Randy Hopson
RANDY HOPSON
attorney in fact

GRANTOR ADDRESS: MARCUS HOPSON
4305 RIDGE VALLEY TRAIL
MEMPHIS, TN 38141
901-340-2164

GRANTEE ADDRESS: TABATHA RUBIN
9452 PLANTATION
OLIVE BRANCH, MS 38654
662-893-8384

STATE MS.-DESOTO CO. ^{be}
FILED ^{be}

MAY 28 12 07 PM '04

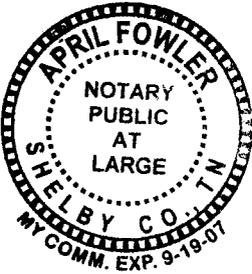
BK 473 PG 189
M. DAVIS CH. CLK.

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 23RD day of April, ~~2003~~ ^{2004 (AP)}, before me personally appeared, Randy Hopson, to me known to be the person described in and who executed the foregoing instrument on behalf of Marcus Hopson, having authority as his Attorney-in-Fact, and who acknowledge the execution of the same to be the free act and deed of Marcus Hopson.

Witness my hand and official seal this 23RD day of April, ~~2000~~ ^{2004 (AP)}

My commission expires: April Fowler
NOTARY PUBLIC



INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

*Randy Hopson as attorney in fact
for*

Personally appeared before me, a Notary Public of said County and State, **Marcus Hopson**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **April, 2004**.

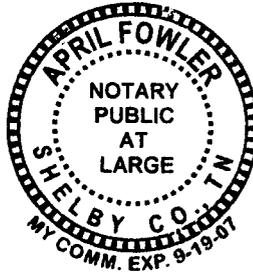
April Fowler

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

**Tabatha Rubin
9452 Plantation
Olive Branch, Mississippi 38654**



Property Address:

**9452 Plantation
Olive Branch, Mississippi 38654**

Person Responsible for Taxes:

SAME AS ABOVE

Parcel #: **106522 11 0 00 283.0**

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$230,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stephanie Reedy

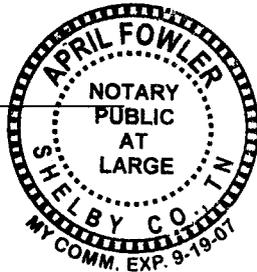
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **April, 2004**.

April Fowler

Notary Public

My Commission Expires: _____



RETURN TO:

American Title Company, Inc.
5705 Stage Rd. Suite 180
Bartlett, TN 38134