

STATE MS.-DESOTO CO.  
FILED

BK 0473 PG 0768

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**THIS INSTRUMENT  
PREPARED BY AND RETURN TO:**

BK 473 PG 768  
W.E. DAVIS CH. CLK.

RETURN TO: H. MARK BEANBLOSSOM, PC  
1713 Kirby Parkway  
Memphis, TN 38120

**SHARON K. ANDERSON, ATTORNEY  
46 TIMBER CREEK DRIVE  
CORDOVA, TN 38018**

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into on this **1st day of June, 2004**, by and between

**MICHAEL R. REED, ,**

party of the first part, and

**JOHN FRAZIER and JUDY FRAZIER** party of the second part,

**WITNESSETH:** That 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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee:

**LOT 65, FIRST REVISION TO PHASE 3, CYPRESS CREEK PLANTATION, SITUATED IN SECTIONS 14 AND 15, TOWNSHIP 2 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, ACCORDING TO A MAP OR PLAT THEREOF WHICH IS ON FILE AND OF RECORD IN THE OFFICE OF CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, IN PLAT BOOK 76, PAGE 46-52, IN THE AFOERSAID CLERK'S OFFICE.**

**BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY DEED OF RECORD AT ; ALL IN THE AFORESAID REGISTER'S OFFICE.**

**THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 76, PAGE 46-52; ALL IN THE AFORESAID REGISTER'S OFFICE.**

**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, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

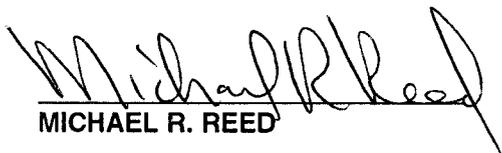
**2005 DESOTO COUNTY TAXES NOT YET DUE AND PAYABLE**

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

**WITNESS** the signature of the party of the first part (or caused its corporate name to be signed hereto by and

through its proper officers duly authorized so to do) the day and year first above written.

  
**MICHAEL R. REED**

\_\_\_\_\_  
\_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF SHELBY

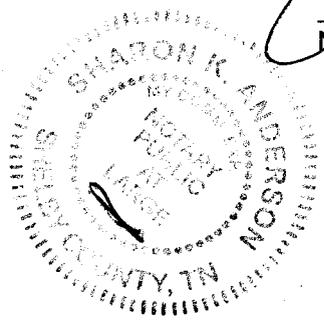
Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared MICHAEL R. REED, ~~8/25/04~~ to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 1st day of June, 2004.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

2/19/07



STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared \_\_\_\_\_ with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the \_\_\_\_\_ for the herein Grantors, the within named bargainors, and that he/she as such \_\_\_\_\_, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the grantor as such \_\_\_\_\_

Witness my hand and official seal, this 1st day of June, 2004.

\_\_\_\_\_  
Notary Public

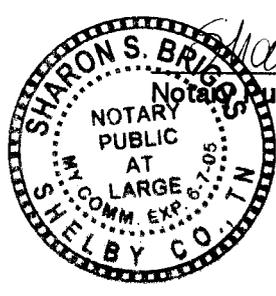
My Commission Expires:

\_\_\_\_\_

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 202,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*[Handwritten Signature]*  
\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this 1st day of June, 2004.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

Grantor's Address  
269 Germantown Bend Cove  
Cordova, TN 38018  
H: 901-413-2868  
W: 901-758-1133

Grantee's Address  
10080 Cypress Plantation Drive  
Olive Branch, MS 38654  
H:  
W:

[PROPERTY ADDRESS:	SEND TAX BILL TO:	PARCEL NO.:
[	] John and Judy Frazier	]
[ JOHN FRAZIER	] <del>Briggs Home Mortgage Inc</del>	] 2066-1401.0.00065.00
[ JUDY FRAZIER	] Attn: Tax Dept.	]
[ 10080 Cypress Plantation DR.	] 10080 Cypress Plantation Drive	]
[ Olive Branch, MS 38654	] Olive Branch, MS 38654	]

TITLE COMPANY: JOHN FRAZIER  
JUDY FRAZIER  
TG#

RETURN TO: