11/08/04 4:12:50
BK 486 PG 179
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

BC
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RETURN TO:
MEMPHIS TITLE COMPANY
6465 QUAIL HOLLOW, SUITE 300
MEMPHIS, TN 38120
(901) 754-2080

File No. **2035-642561**

CORPORATE WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of October, 2004**, by and between **Bowden Building Corporation, a Tennessee Corporation**, parties of the first part, and **Tajuana J. Clark, 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 216 of SECTION "C", FOX CREEK SUBDIVISION, a subdivision, according to the Plat thereof as recorded in Plat Book 71, Page 9, of the Office of the Chancery Clerk of DeSoto County, at Olive Branch, Mississippi.**

Being the same property conveyed to Grantor(s) herein as shown in: Deed of record at Book **437**, Page No.: **755** or Instrument No.: in said Chancery Clerks 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**

Personally appeared before me the undersigned authority in and for the said county and state on this day of **October 29, 2004**, within my jurisdiction the within named **Ryan E. Byrne, who acknowledged that (he)(she) is as Assistant Secretary, of Bowden Building Corporation, a Tennessee Corporation**, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

TAMMY R. FURLONG NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 8-28-07

(Notary Public)

My commission expires: _____

(Affix official seal, if applicable)

****

Property address: **7325 Hunters Horn Drive**
Olive Branch, Mississippi 38654

Grantor's address	**138 Timber Creek Drive** **Cordova, TN 38018**	Grantee's address	**7325 Hunters Horn Drive** **Olive Branch, MS 38654**
Phone No.:	**901-758-6200**	Phone No.:	(901) 527-8141
Phone No.:	**901-759-4242**	Phone No.:	(901) 921-0866

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

Community Mortgage Corporation
142 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: **2035-642561**

Return to: **Memphis Title Company**
6465 Quail Hollow, Suite 300
Memphis, TN 38120
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(FOR RECORDING DATA ONLY)