

WARRANTY DEED

4/04/05 12:00:21
BK 496 PG 214
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI
DESOTO COUNTY

This indenture, made and entered into as of March 31, 2005 by and between, MARIO OSPINA, hereinafter called Grantor, and ROBERT M. GARVIN, JR., a single man, hereafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in LAKE CORMORANT, DeSoto County, Mississippi.

Lot 59, Phase 2, First Revision, BLUE LAKE SPRINGS Subdivision, in Section 32, Township 2 South, Range 9 West, as per plat thereof recorded in Plat Book 80, Page 48, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This being the same property conveyed to the grantor by a deed dated June 14, 2004 and recorded at Book 474, Page 754, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Parcel Number: 2099-3202-00059

Property commonly known as: 260 Blue Lake Drive, Lake Cormorant, MS 38641

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 Grantee, Grantee's heirs, and assigns in fee simple forever.

The Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey same; that the same is unencumbered, except for subdivision restrictions, restrictive covenants, building lines and easements of record at Plat Book 80, Page 48, in the Chancery Clerk's Office and to rights of way and easements for public roads and public utilities and zoning restrictions in effect in DeSoto County, Mississippi, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor the day and year first written above.

Mario Ospina
MARIO OSPINA

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARIO OSPINA, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Witness my hand, at office, 03/31/05.

My commission expires: 8/29/06

GRANTEE'S Mailing Address:
ROBERT M. GARVIN, JR.
260 BLUE LAKE DRIVE
LAKE CORMORANT, MS 38641

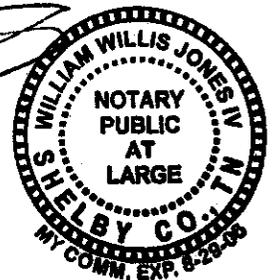
Work Phone: 901-381-9674
Home Phone: 901-797-7722

Parcel Number: 2099-3202-00059

Name and address of person or entity responsible for real estate property taxes:

Robert M. Garvin, Jr.
260 Blue Lake Drive
Lake Cormorant, MS 38641

William Willis Jones IV
Notary Public



GRANTOR'S Mailing Address:

MARIO OSPINA
3342 Burling Lane
Bartlett, TN 38133
Work Phone: 901-643-0098
Home Phone: NA

Return To:
Gary L. Jewel - Attorney
6000 Poplar Avenue, Suite 403
Memphis, TN 38119

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