

## WARRANTY DEED

THIS INDENTURE, made and entered into this March 18, 2005, by and between MICHAEL R. BASHAM, herein called Grantor, and TODD C. ZUMBEHL and SHIRLEY A. ZUMBEHL, herein 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 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, County of DESOTO, State of MISSISSIPPI

Legal description is included on the attached Exhibit "A" which is incorporated by this reference. Being the same property conveyed by Deed of record in the DESOTO COUNTY CHANCERY CLERK'S OFFICE, MISSISSIPPI at Book 0475, Page 0653.

TO HAVE AND HOLD the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:

1. County of DESOTO taxes for the year 2005, and all subsequent years, the amount of which are not yet ascertainable, due or payable
2. Subdivision restrictions, building lines and easements of record in Book 87, Page 34 in the DESOTO COURT CLERK, MISSISSIPPI, which restriction have no reversionary clause.
3. Other exceptions if any listed below.
  - A. Restrictive Covenants of record in Deed Book 474, Page 381 in the Chancery Clerk's Office of Desoto County, Mississippi.
  - B. Right of way and easement of record in Deed Book 206, Page 75 in the Chancery Clerk's Office of DeSoto County, Mississippi.

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

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

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

  
MICHAEL R. BASHAM

Seller

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, Notary public in and for said State and County, duly commissioned and qualified, personally appeared MICHAEL R. BASHAM person(s) described in and who executed the foregoing instrument, acknowledged MICHAEL R. BASHAM that (t)he(y)(she) executed, the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this : March 18, 2005.

  
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NOTARY PUBLIC  
My Commission Expires: 1/29/08



GRANTEE'S ADDRESS AND PHONE:

TODD C. ZUMBEHL, 141 LINDSEY DRIVE, HERNANDO, MS 38632  
HOME PHONE: (229) 834-0578  
WORK PHONE: N/A

SHIRLEY A. ZUMBEHL, 141 LINDSEY DRIVE, HERNANDO, MS 38632  
HOME PHONE: (229) 834-0578  
WORK PHONE: N/A

GRANTOR'S ADDRESS AND PHONE:

MICHAEL R. BASHAM, , , 5697 Darby Cove W Herculais Ms 38637  
HOME PHONE: 901-485-9802  
WORK PHONE: 901-366-2614

Property Address: 141 LINDSEY DRIVE, HERNANDO, MISSISSIPPI 38632  
Owner's Name: TODD C. ZUMBEHL and SHIRLEY A. ZUMBEHL  
Owner's Address: Same as property address.  
Mail tax bill to : UNION PLANTERS BANK, N.A. D/B/A REGIONS MORTGAGE, P.O. BOX 2127, MEMPHIS, TN 38101-2127.

Parcel No. PART OF 3081-0100.0-00037.00 Title No. 50107 File No. 50107 FHA/VA Case No.

This instrument was prepared by and return to: CST TITLE ESCROW , 5100 POPLAR AVENUE, MEMPHIS, TENNESSEE 38137;  
Phone: 901-761-1212, Fax: 901-761-9984, e-Mail: dlowrance@mail.lowlaw.com.

**EXHIBIT A**

**Lot 93, Section C, Forked Creek Subdivision, located in Section 1, Township 3, Range 8 West, Desoto County, Mississippi, as found at Plat Book 87, Page 34, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and to which plat reference is hereby made for a more particular description of said lot.**

Initials: 