

p> 3/25/05 10:36:11
p# BK 500 PG 299
-0- DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY ~~ANDREWSON~~
PROFESSIONAL SERVICES
POST OFFICE BOX 130
POTTS CAMP, MISSISSIPPI 38659
TELEPHONE 662-333-9009

Return to:
THE OAKLAND DEPOSIT BANK
P.O. BOX 368
OAKLAND, TN 38060

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I/WE, COUCH REALTY INVESTMENTS, LLC, of 9950 Center Hill Road, Collierville, TN 38017, telephone (901)277-8322/ (office number is the same as home), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Warrant unto RONALD ANDREWS and wife, TRACI ANDREWS, of 173 Legacy Lake Lane, Apt # 201, Collierville, TN 38017, telephone 901-604-0815/(office number is the same as home), as joint tenants with full right of survivorship and not as tenants in common, the following land and property located and situated in Desoto County, Mississippi, described as follows, to-wit:

Lot 5 of Church Hill Center Crossing Subdivision as Filed in Plat File Book 90, at Page 49 of the Office of the Chancery Clerk of Desoto County, Mississippi, and Being Further Located in the Southwest Quarter of Section 16 , Range 5 West of Desoto County, Mississippi.

SOURCE DEED: This is a part of the same land and property as conveyed to Couch Realty Investments, a Tennessee Limited Liability Company, by Warranty Deed from W. Von Couch, dated August 10, 2004, and recorded in Land Deed Book 480, at page 256 in the office of the Chancery Clerk of Desoto County, Mississippi.

SUBJECT TO: Rights of way and easements for public road and utilities.

SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Desoto County, Mississippi, none of which render title unmarketable.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this

Oakland Bank em

date is incorrect, then the Grantor agrees to pay to the Grantee or his/her assigns any amount which is in deficit on an actual proration and likewise, the Grantee agrees to pay the Grantor any amount overpaid by the Grantor. GRANTEE WILL BE RESPONSIBLE FOR PAYING TAXES TO THE TAX COLLECTOR WHEN DUE.

WITNESS MY/OUR SIGNATURE, this the 13th day of May, 2005.

COUCH REALTY INVESTMENTS, LLC

BY: David V. Couch

TITLE: chief manager

STATE OF MISSISSIPPI
COUNTY OF MARSHALL

PERSONALLY appeared before me, the undersigned authority in and for the County and State, on this the 13th day of May, within my jurisdiction, the within named, David V. Couch, who acknowledged to me that he is the Chief Manager of COUCH REALTY INVESTMENT, LLC, A Tennessee Limited Liability Company, and that for and on behalf of said limited liability company and as the act and deed of said limited liability company they executed the above and foregoing Special Warranty Deed, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND SEAL, this the 13th day of May, 2005.



Diane J. Taylor
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: June 30, 2005