

WARRANTY DEED

Grantee:
Jeremy Riden
Jessica Riden
3900 Br. Inlet Rd
Hattiesburg MS 38632
662-349-7778
662-812-3934



STATE OF TENNESSEE
COUNTY OF Shelby *Desoto* *shelby*
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER, FOR THIS TRANSFER IS \$92,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th Day of July, 2005

[Signature]
Notary Public
MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. Linda Boyd, 8245 Cordova Road Ste 100 A Cordova, TN 38018

901 969 0077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Garcia and Albert Garcia	Southstar Funding LLC	
(NAME) 382 Alex Cove	(NAME) 400 Northridge Road Suite	
(ADDRESS) Southaven, MS 38671	(ADDRESS) Atlanta, GA 30350	10793011.0 00033.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeremy L. Riden and Jessica Riden**, *Married* hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Glenn Garcia and Albert Garcia**, *both unmarried* hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Lot 33, 2nd Revision to Lots 4 & 5, Greenbriar Lakes Commercial Subdivision, in Section 30, Township 1 South, Range 7 West DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 51, Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address: 382 Alex Cove, Southaven, MS 38671

Being the same property conveyed to Jeremy L. Riden and wife Jessica Riden, as tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed, from Coleman-Hyneman Homes, LLC, dated 3/26/1998, filed in Book 0331, Page 0051, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ()
improved (x) property, known as 382 Alex Cove Southaven MS 38671
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my/our hand(s) this 12th Day of July, 2005.

[Signature]
Jeremy L. Riden

[Signature]
Jessica Riden

Grantee
Glenn Garcia
382 Alex CV
Southaven MS 38671
901-258-2589
901-381-9311

Albert Garcia
382 Alex Cove
Southaven MS 38671
901-258-7589
901-381-9311

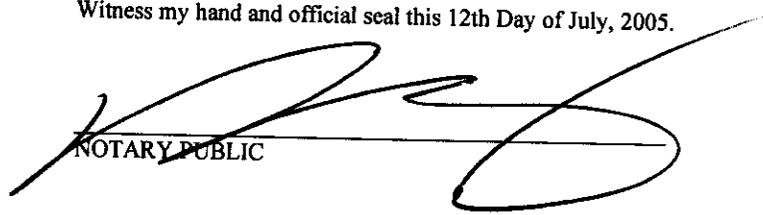
Accurate Title Inc

STATE OF TENNESSEE)
COUNTY OF Shelby)

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Before me, the undersigned Notary Public, personally appeared Jeremy L. Riden and Jessica Riden, Married who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th Day of July, 2005.



NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

