

WARRANTY DEED

THIS INDENTURE, made and entered into this 27 day of June, 2005, by and between Nathan C. Seago, unmarried, party of the first part, and William G. Welch, a married man and Thomas Fullerton, a married man, party of the second part.

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 said party of the first part has bargained and sold and does hereby bargain and sell, convey and confirm unto the said parties of the second part, the following described real estate, situated and being in the, County of Desoto, State of Mississippi:

Lot 21, Gardens at Plum Point Subdivision, situated in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 30, Pages 27-28, in the Office of the Chancery Clerk of Desoto County, Mississippi.

Tax Parcel ID: 2-07-3-06-05-0-00021-00

Being the same property conveyed to Nathan C. Seago by Warranty Deed of record in Instrument No. Book 427, Page 717 in the Chancery Clerk's office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said party of the second part, his 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 aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record in Plat Book 30, Page 27, Book 210, page 644, Book 212, page 107 and 2005 city of Southaven and 2005 Desoto County taxes, not yet due and payable, which the party of the second part hereby assumes and agrees to pay, and that the title and quiet possession thereto they will warrant and forever defend 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 thereof.

WITNESS the signature of the parties of the first part the day and year first above written.

Nathan C. Seago
Nathan C. Seago

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27 day of June 2005, before the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared Nathan C. Seago to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27 day of June, 2005.

Donna K Ball
Notary Public

My commission expires:



Hodges
Sealey

Grantees Name and Address:

William G. Welch
Thomas Fullerton
5815 East Garden Walk
Southaven, MS 38671
Phone: *N/A*
Phone: *901-754-6440*

Grantors Name and Address:

Nathan C. Seago
103 Eudora Welty Dr. Apt. L4
Starkville, Ms. 39759
Phone: *901 - 848 - 1647*
Phone: *662 - 562 - 4505*

Mail Tax Bills to:

WFTM
1000 Blue Gertrian Rd
Eagan, MN 55121

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lincoln Hodges, Attorney
2294 Germantown Rd. South
Germantown, TN 38138
901-754-6440