

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

8/15/05 11:10:15 ⁵³
BK 507 PG 360
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Lenders Title & Escrow LLC
5350 Poplar Avenue # 490
Memphis, TN 38119
901-685-0123

~~Grantor~~:

Grantee: 901-335-3700
901-767-2114

The Better Homes Company, LLC,

Grantor

TO

Gary Fetter, ET AL,

Grantees

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **The Better Homes Company, LLC**, a Tennessee Limited Liability Corporation, Grantor, does hereby grant, bargain, sell, convey and warrant unto **Gary Fetter and Patricia J. Gunby**, Grantees, as joint tenants with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 15 of Oak Grove Subdivision located in Section 9, Township 2 South, Range 6 West, as more particularly described on that certain plat of record at Plat Book 88, Page 25 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 88, Page 25 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2005 and all subsequent years.

Taxes for the year 2005 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 6 day of June, 2005.

The Better Homes Company, LLC

By:



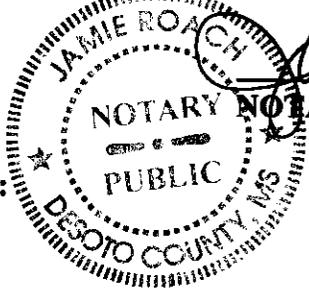
Terry Fortwengler, Member

Lenders Title em

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of June, 2005, within my jurisdiction, the within named **TERRY FORTWENGLER**, who acknowledged that he is a Member of **THE BETTER HOMES COMPANY, LLC**, a Tennessee Limited Liability Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 4 day of June, 2005.



Jamie Roach
NOTARY PUBLIC

My Commission Expires: 3-15-08

Grantor:
The Better Homes Company, LLC

Address:
340 New Byhalia Road
Collierville, TN 38017

Home Telephone: N/A

Work Telephone: 901-853-2469

Grantees:
Gary Fetter and Patricia J. Gunby

Address:
8786 Oak Grove Boulevard
Olive Branch, MS 38654

Home Telephone: 1st pg

Work Telephone: 1st pg

Send Tax Bills to:
GARY FETTER
8786 OAK GROVE BEVD
OLIVE BRANCH, MS 38654