

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of **August**, 2005 by and between, **REGIONS BANK Successor in Interest to Union Planter's Bank, National Association** hereinafter called Grantor, and **Brenda Kent and Christopher Orozco**, hereinafter 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 all 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 the, County of **DESOTO**, State of Mississippi, to wit:

Lot 12, Section "B" Hillsview Subdivision, in Section 19, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 27, Pages 37-39, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Commonly Known as: 5735 Cedar Lake Drive North, Walls, MS 38680

Subject to 2005 WALLS CITY TAXES AND DESOTO COUNTY TAXES both hereby assumed by the Grantee.

Being all or part of the same property described in Substitute Trustee's Deed of record at Book 502, Page 475, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Tax Parcel Number: 1084-19050-0001200

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

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 hereof.

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

**REGIONS BANK Successor in Interest to Union
Planters Bank, National Association**

BY: 

TITLE: Vice President

Jillie East, UPS

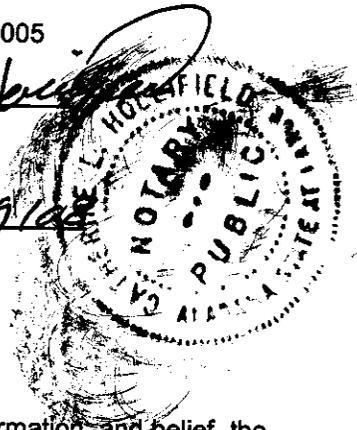
STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority in and for said County and State, on this 24 day of August, 2005, within my jurisdiction, the within named William D. Beard who acknowledged that he/she is the Vice President of **REGIONS BANK Successor in Interest to Union Planters Bank, National Association**, and that for and on behalf of **Union Planters Bank, National Association**, and as its act and deed he/she executed the above and foregoing Special Warranty Deed, after first having been duly authorized by said **REGIONS BANK Successor in Interest to Union Planters Bank, National Association**, so to do.

WITNESS my hand and Notarial Seal at office this 24 day of August, 2005
-SEAL-

William D. Beard
Notary Public

My commission expires: 5/29/08



STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is \$170,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Suzan Teutsch
Affiant

Subscribed and sworn to before me on the 24 day of August, 2005

My Commission Expires:



April McDowell
Notary Public

Grantor:
Regions Bank
417 20th Street North, Suite 450
Birmingham, AL 35203
(205)326-7032

Grantee:
Brenda Kent and Christopher Orozco
5735 Cedar Lake Drive
Walls, MS 38486
Work: 901-684-1370
Home: 901-394-2958

Person or entity responsible for
The payment of taxes:
Commercial Bank + Trust
700 Colonial Rd
Memphis, TN 38117

Prepared by: Rhonda Bundy
1661 International Drive, Suite 400
Memphis, TN 38120
(901)818-3191

Return To: EDCO Title & Closing Services, Inc.
7990 Trinity Road, Suite 101
Cordova, TN 38018
(901)753-2300
File No. 05-0874JB

Title Enterprises, LLC
6799 Great Oaks Road
Suite 150 Atrium II
Memphis, TN 38138