

**THIS INSTRUMENT WAS PREPARED BY**  
Mark B. Miesse and Associates, P.C.  
7518 Enterprise Avenue  
Germantown, Tennessee 38138  
901-759-3900

**WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 21st day of October, 2005 and between  
**College Station, LLC, a Mississippi Limited Liability Company**  
herein referred to as Grantor, and  
**Henry K. Garrett and Wife, Shirley R. Garrett**  
hereinafter referred to as 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 said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DeSoto**, Mississippi:

**Lot 25, College Crossing Subdivision, situated in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 91, Page 23-24, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being part of the same property conveyed to the grantor herein by deed of record in Book 0419, Page 0212, in said Chancery Clerk's Office.**

**Tax Parcel ID: Part of 2-06-1-11-00-0-00027-00 and Part of 2-06-1-11-00-0-00027-08**

**This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 91, Page 23; Declaration of Covenants, Conditions and Restrictions of record at Book 496, Page 217, all in the above referenced Chancery Clerk's Office and except for 2005 DeSoto County taxes and 2005 City of Olive Branch not yet due and payable.**

**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 said Grantee, his/her heirs, successors and assigns in fee simple forever.

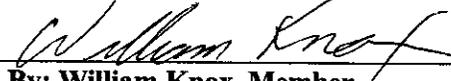
The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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** the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

**College Station, LLC**

  
By: **William Knox, Member**  
Signature of Seller

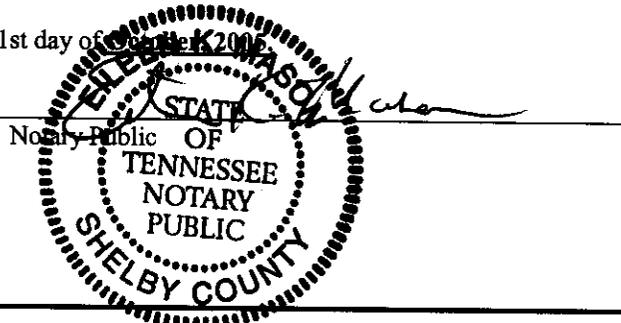
\_\_\_\_\_  
Signature of Seller

*Nashoba Seely*

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared William Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member of College Station, LLC**, the within named bargainer, a Mississippi Limited Liability Company, and that he/she as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Member**.

WITNESS my hand and Notarial Seal at office this 21st day of ~~October~~ <sup>September</sup> 2009.



My commission expires: \_\_\_\_\_

Property Address:  
Vacant Land  
Lot 25 College Crossing Subdivision  
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):  
Henry K. Garrett.  
4158 Farguson Cove  
Olive Branch, MS 38654  
Work Phone No.: 662-890-9679  
Home Phone No.: N/A

Person Responsible for Taxes:  
Henry K. Garrett  
4158 Farguson Cove  
Olive Branch, MS 38654

Name and Address of Seller (Grantor):  
College Station, LLC  
6551 Stage Oaks Drive, Suite 1  
Bartlett, TN 38134  
Work Phone No.: 901-388-9176  
Home Phone No.: N/A

Return to:  
Nashoba Escrow Company, Inc.  
7518 Enterprise Ave.  
Germantown, TN 38138  
901-759-3900