

File No. 2005120014

## WARRANTY DEED

**THIS INDENTURE**, made and entered into this 6th day of **JANUARY, 2006**, by and between **Vintage Homes of Mississippi, LLC, a Mississippi Limited Liability Company**, party of the first part, and **Charles Hentz, Jr. and wife, Keewa Hentz, AS TENENTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, party of the second part,

**WITNESSETH:** This 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 parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the, County of **DeSoto**, State of **Mississippi**.

**Lot 96, Estates of Davis Grove Subdivision, Section A, situated in Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, according to the plat thereof as recorded in Plat Book 89, Pages 17-20, of the Office of the Clerk of Chancery Court of DeSoto County, Mississippi.**

Being part the same property conveyed to Grantor(s) herein as shown by Deed of record at Book 486, Page 403, in said Chancery Clerks Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 89, Pages 17-20; Easements of Record in Book 0434, Page 052, Book 0455 Page 0688, Book 0482 Page 0408; Deed restrictions of record in Book 486 Page 403; Declaration of Covenants, Conditions and Restrictions of record in Book 0481, Page 0547, all in said Chancery Clerk's Office; 2006 City and County realty taxes, not yet due and payable, and as setforth above, and that the title and quiet possession thereto they warrants and forever defends 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 hereof.

*Byrne (Jed Fr)*

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

VINTAGE HOMES OF MISSISSIPPI, LLC

BY: [Signature]  
RYAN E. BYRNE, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF SHELBY

This 6<sup>TH</sup> day JANUARY, 2006, personally appeared before me, the undersigned authority in and for the State and County aforesaid, RYAN E. BYRNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary of VINTAGE HOMES OF MISSISSIPPI, LLC, the within named bargainer, and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Assistant Secretary.

[Signature] (Notary Public)

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

(Affix official seal, if applicable)



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Property address: **8398 Juanita Dr., Olive Branch, MS 38654**  
Parcel Number 1.07.6.23.07.0.00096.00

Grantor's Address	Vintage Homes of Mississippi, LLC 865 Willow Tree Circle Cordova, TN 38018	Grantee's address	8398 Juanita Dr. Olive Branch, MS 38654
Phone No.:	<b>(901)- 791-0283</b>	Phone No.:	901 848-5778
Phone No.:	N/A	Phone No.:	901 644-0903

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SunTrust Mortgage, Inc.  
  
207 4<sup>th</sup> Avenue North, 7<sup>th</sup> Fl  
  
Nashville, TN 37219

This instrument was prepared by & return to:  
**Byrne & Associates, PLLC**  
**1326 Hardwood Trail, Suite 201**  
**Cordova, TN 38016**  
**(901) 754-2080**