

2/08/06 1:44:11
BK 520 PG 732
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

File No: 06-87
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

**SPECIAL
WARRANTY DEED**

SUNTRUST BANK, Successor Trustee of the
J. Bayard Snowden Residuary Trust for
the benefit of Robert Snowden and
SUNTRUST BANK, Successor Trustee of the
J. Bayard Snowden Residuary Trust for
the benefit of May Todd under the Will of
J. Bayard Snowden

GRANTORS

TO

JAMES D. BAILEY and
DENNIS W. BAILEY

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SUNTRUST BANK, Successor Trustee of the J. Bayard Snowden Residuary Trust for the benefit of Robert Snowden and SUNTRUST BANK, Successor Trustee of the J. Bayard Snowden Residuary Trust for the benefit of May Todd under the Will of J. Bayard Snowden, does hereby sell, convey and specially warrant unto James D. Bailey as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 7, First Revision, Unit 1, Freeport Industrial Park, in Section 22, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 14, Pages 3-7, in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year have been pro-rated.

Bab

Possession is to be given with delivery of Deed.
WITNESS my signature this 3rd day of February, 2006.

SUNTRUST BANK, Successor Trustee of the
J. Bayard Snowden Residuary Trust for the
benefit of Robert Snowden under the Will of
J. Bayard Snowden

By: *A. W. Oliver*
A. W. Oliver - First Vice President

SUNTRUST BANK, Successor Trustee of the
J. Bayard Snowden Residuary Trust for the
benefit of May Todd under the Will of
J. Bayard Snowden

By: *A. W. Oliver*
A. W. Oliver - First Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY



PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the day of , 2005, within my jurisdiction, the within named A. W. OLIVER , who acknowledged that as First Vice President of SUNTRUST BANK, Successor Trustee of the J. Bayard Snowden Residuary Trust for the benefit of Robert Snowden under the Will of J. Bayard Snowden, and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized to do.

Toya Ann Gronke
Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY



PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the day of , 2005, within my jurisdiction, the within named A. W. OLIVER , who acknowledged that as First Vice President of SUNTRUST BANK, Successor Trustee of the J. Bayard Snowden Residuary Trust for the benefit of May Todd under the Will of J. Bayard Snowden, and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

Toya Ann Gronke
Notary Public

Grantor's Address:

Suntrust Bank
1607 MAIN Street
Southaven, MS 38671
W- 901-375-4800
H- N/A

Grantees' Address:

3788 East Pointe DR.
Southaven, MS 38672
W- 901-212-0860
H- N/A