

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900
File No. 2601075 SD

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 15th day of February, 2006 and between

Tabitha D. Tate Bean, a married woman (formerly known as Tabitha D. Tate)

herein referred to as Grantor, and

Mario R. Graham, an unmarried man, and Kalandra S Bryant, an unmarried

woman

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 63, Final Plat Division of Lot 8, Bailey Station P.U.D. in Section 28, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 77, Page 38 in the Chancery Clerk's Office of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by deed of record in Book 449, Page 686, in said Chancery Clerk's Office.

Tax Parcel ID: 1.08.8.28.29.0.00063.00

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 77, Page 38; Declaration of Covenants, Conditions and Restrictions of record at Book 414, Page 87, all in the above referenced Chancery Clerk's Office and except for 2006 DeSoto County taxes and 2006 City of Horn Lake taxes not yet due and payable.

Title to the above described property is vested in Tabitha D. Tate (now known as Tabitha D. Tate Bean). Marquis Bean, husband of the said Tabitha D. Tate Bean for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, (their) (his) (her) heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which (he) (she) may now have or hereafter may acquire, but the said Marquis Bean does not join in the covenants and warranties of this indenture.

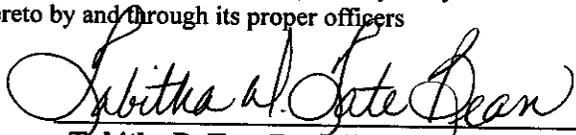
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

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.

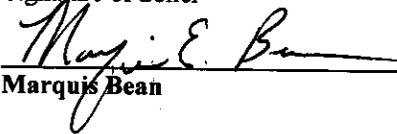
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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



Tabitha D. Tate Bean (formerly known as Tabitha D. Tate)

Signature of Seller



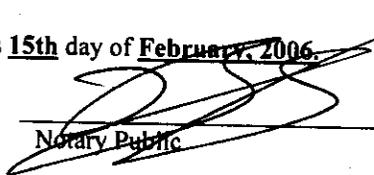
Marquis Bean

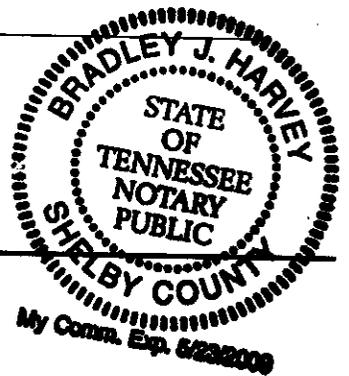
PROP JCL/EP

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 15th day of February, 2006 personally appeared before me, a Notary Public of this county, Tabitha D. Tate Bean (formerly known as Tabitha D. Tate) and husband Marquis Bean, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of February, 2006.


Notary Public



My commission expires: _____

Property Address:
7261 Durango Drive
Horn Lake, MS 38637

Name and Address of Buyer (Grantee):
Mario R. Graham, an unmarried man, and Kalandra S Bryant, an unmarried woman
7261 Durango Drive
Horn Lake, MS 38637

Work Phone No.: (901) 365-0820 (901) 315-2148 (cell)
Home Phone No.: (901) 281-7079 (901) 754-0865 (work)

Person Responsible for Taxes:
Pulaski Mortgage Company
P.O. Box 7171
Little Rock, AR 72223

Name and Address of Seller (Grantor):
Tabitha D. Tate Bean, a married woman
4195 Dockery Drive
Olive Branch, MS 38654
Work Phone No.: 901-797-5303
Home Phone No.: 662-893-8477

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