

PREPARED BY:
American Title Company, Inc.
5705 Stage Rd., Suite 180
Bartlett, TN 38134
901-266-3600

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of January, 2006 between Mark A. Culbreth*,
GRANTOR, and Joseph Travis*, GRANTEE. *single

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable
consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey
unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Olive
Branch,, County of Desoto, State of ~~Tennessee~~ Mississippi, more particularly described as follows:

Lot 18, Section "A", Magnolia Estates, situated in Section 35, Township 1 South,
Range 6 West, City of Olive Branch, Desoto County, Mississippi, Plat Book 26, Page
21, in the Register's Office for Desoto County, Mississippi which plat reference is
hereby made for a more particular description of said property.

Being the same property conveyed to Mark A. Culbreth by deed from Annette L.
Culbreth filed for record in Book 514, Page 491, Register's Office for Desoto County
Mississippi, dated 11/5/05.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto
GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said
GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and
lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set
forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful
claims of all persons whomsoever.

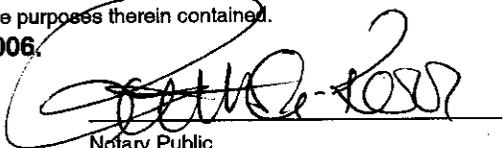
WITNESS my hand on the day and year first above written.

Mark A. Culbreth
Mark A. Culbreth
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, a Notary Public of said County and State, **Mark A. Culbreth**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **January, 2006**.

**single*

Notary Public



My Commission Expires:

Name and Address of Property Owner

Grantee:
Joseph Travis
10177 Yates Drive
Olive Branch, Mississippi 38654
901-794-7678 / 901-371-6420

Property Address:

Joseph Travis
10177 Yates Drive
Olive Branch, Mississippi 38654
901-794-7678 / 901-371-6420

Person Responsible for Taxes:

same as Property Owner

Grantor:
Mark Culbreth
10177 Yates Dr.
Olive Branch, MS 38654
901-371-6420
N/A

Parcel #: **1067350200001800**

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$91,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.


Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **January, 2006**.




Notary Public

My Commission Expires:

RETURN TO:

American Title Company, Inc.
5705 Stage Rd. Suite 180
Bartlett, TN 38134
901-266-3662