

## MISSISSIPPI WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:  
IVAN D. HARRIS, ATTORNEY  
C/O GRIFFIN, CLIFT, EVERTON & THORNTON PLLC  
6489 QUAIL HOLLOW RD, SUITE 100  
MEMPHIS, TENNESSEE 38120

901-752-1133

**THIS INDENTURE**, made and entered into this 8th day of March, 2006 by and between **JDM, INC. dba JDM, Inc. of Tennessee, a Mississippi Corporation**, party of the first part, and **C & H Builders, LLC, a Tennessee Limited Liability Company**

**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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Olive Branch, County of DeSoto, Mississippi:

Lot 45, SECTION A, MILLER STATION situated in Section 4, Township 2 South, Range 5 WEST Desoto County, Mississippi, as shown on plat of record in Plat Book 89, Pages 3-5, in the Office of the Chancery Clerk 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 JDM, INC., dba JDM, Inc. of Tennessee, a Mississippi Corporation, by Warranty Deed of record in the Chancery Clerk's Office of DeSoto County, Mississippi, at Book 481, Page 486.

**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 heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except:

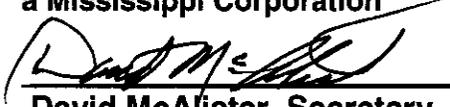
Subdivision Restrictions, Building Lines and Easements of record in Plat Book 89, Page 3; Subdivision and Zoning Regulations in effect in Desoto County, Mississippi; Right of Way and Easements for public roads and utilities and Restrictive Covenants for said subdivision and Declaration of Covenants, Conditions and Restrictions of record in Book 480, Page 133 in the Chancery Clerk's Office of DeSoto County; except for 2006 County of DeSoto taxes not yet due and payable;

and that the title and quiet possession thereto he will warrant and forever defend 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.

**WITNESS** the signature of the said party of the first part the day and year first above written.

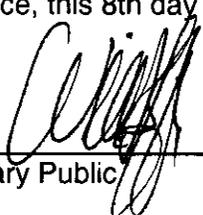
JDM, INC. dba JDM Inc. of Tennessee,  
a Mississippi Corporation

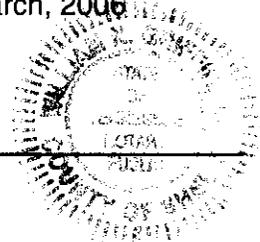
  
\_\_\_\_\_  
David McAlister, Secretary

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

**Before me**, the undersigned Notary Public of the aforesaid County and State, personally appeared David McAlister, 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 Secretary of JDM, Inc. dba JDM Inc. of Tennessee, a Mississippi Corporation, being authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said JDM, Inc. dba JDM Inc. of Tennessee, a Mississippi Corporation as Secretary.

**WITNESS** my hand, at office, this 8th day of March, 2006

  
\_\_\_\_\_  
Notary Public



Commission Expiration: 7/28/09

**RETURN TO:**

GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC  
6489 QUAIL HOLLOW SUITE 100  
MEMPHIS, TN 38120  
(901) 752-1133  
File No. F1118115

**GRANTOR:**

NAME: JDM, Inc., dba JDM Inc., of Tennessee

ADDRESS: 384 Distribution Parkway  
Collierville, TN 38017

PHONE: 901-853-0911 Work  
NA Home

**GRANTEE:**

NAME: C & H Builders, LLC,

ADDRESS: 8335 Dogwood Rd.  
Germantown, TN 38139

PHONE: 901-753-8059 Work  
NA Home

PARCEL ID NUMBER: 2052 01010.0 45.00