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4/14/06 8:35:34  
BK 525 PG 798  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Return to:  
**ASSURED ESCROW AND TITLE**  
6373 QUAIL HOLLOW  
SUITE 101  
MEMPHIS, TN 38120

This instrument prepared by: Assured Escrow & Title Closing  
6373 Quail Hollow Road - Suite 101  
Memphis TN 38120  
PHNA

**CORPORATE  
WARRANTY DEED**

THIS INDENTURE made and entered into this 23rd day of March, 2006, by and between SECURITY BUILDERS, INC., a TENNESSEE corporation, party of the first part, and A.W. HARDAWAY, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 159, Section B, Southbranch Subdivision, situated in Section 25, Township 1 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 89, Page 38, in the Chancery Clerk's Office of DeSoto County, MS.

Being all or part of the same property conveyed to SECURITY BUILDERS, INC., by virtue of Warranty Deed, dated November 8, 2004, in Book 486, Page 514; from Lemon & Gale, LLC, at Warranty Deed in Book 460, Page 579 dated December 9, 2003 in the Clerk's of DeSoto County, MS.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

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

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
- The lien of the following general and special taxes for the year or years specified and subsequent years:  
2006 City of OLIVE BRANCH taxes and  
2006 DeSoto County taxes not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 89, Page 38, in the Register's Office of DeSoto County, Tennessee.
- Restriction Covenants of record Plat Book 484, Page 93, in the Register's Office of DeSoto County, Mississippi.
- Joinder of Mortgage at Book 485, Page 445, in the Register's Office of DeSoto County, Mississippi.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminated one year after the effective date hereof.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Assured Escrow em

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

SECURITY BUILDERS, INC.

by: [Signature]  
Title: Vice President

STATE OF TENNESSEE  
COUNTY OF SHELBY

On this 23rd day of March, 2006 before me the undersigned Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the of the within named bargainor, SECURITY BUILDERS, INC., and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such.

WITNESS my hand and official seal at office this 23rd day of March, 2006.

My Commission Expires: 08/16/09

[Signature]  
Notary Public

Property Owner & Address : A.W. HARDAWAY  
7443 SOUTH BRANCH PARKWAY  
OLIVE BRANCH, MS 38654  
Tax Parcel No.: 10772510000159  
Property Address: 7443 SOUTH BRANCH PARKWAY  
OLIVE BRANCH, MS 38654



MAIL TAX BILLS TO: A. W. HARDAWAY  
7443 SOUTH BRANCH PARKWAY  
OLIVE BRANCH, MS 38654

Firm File #: L0602057

STATE OF TENNESSEE  
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$364,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[Signature]  
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of March, 2006.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 08/16/09

Grantors: A.W. Hardaway  
7443 South Branch Pkwy  
Olive Branch, MS 38654  
(work) (901) N/A  
(home) (901) 344-5929

Grantee: Security Builders  
Inc.  
P.O. Box  
Olive Branch, MS  
38654  
wk - N/A  
hm - (662) 895-9224

