

File No. S06-55
Prepared by & Return to:
MS Real Estate Closings, LLC
5699 Getwell Road, Bldg G, Suite 1
Southaven, MS 38672
662-349-1818

WARRANTY DEED

ROBERT M. GARVIN, JR. GRANTOR

TO

CHRISTOPHER G. SEGER GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, ROBERT M. GARVIN, JR. (Grantor), does hereby sell, convey and warrant unto CHRISTOPHER G. SEGER (Grantee), the following described real property located and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

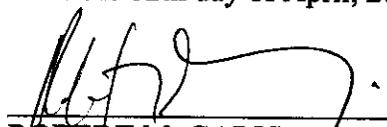
Lot 136, Lakeside Village, Blue Lake Springs, Phase 3, situated in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 19-21, in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty of this conveyance is made expressly subject to all applicable building restrictions and restrictive covenants of record, any subdivision and zoning regulations in effect, any rights-of-way, restrictions, easements or servitudes, and any lease, grant, exception or reservation of minerals or mineral rights.

Taxes for the year were prorated.

Possession is to be given with delivery of deed.

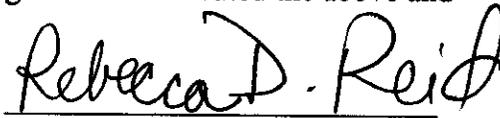
WITNESS THE SIGNATURE of the Grantor this the 12th day of April, 2006.


ROBERT M. GARVIN, JR.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

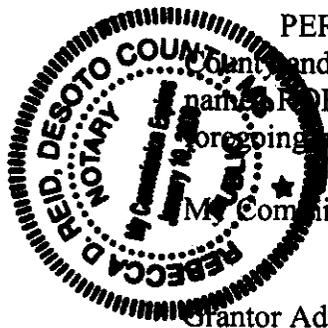
PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 12th day of April, 2006, within my jurisdiction, the within named ROBERT M. GARVIN, JR., who acknowledged that he executed the above and foregoing instrument.

My Commission expires:


Notary Public

Grantor Address:
7089 Hillshire Drive
Memphis, TN 38133
Home: 901-381-9674
Work: 901-797-7722

Grantee Address:
6935 Ironwood Drive
Olive Branch, MS 38654
Home: 901-258-8037
Work: 662-429-6929



MREC ew