

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900
File No. 26021040 MN

WARRANTY DEED

THIS INDENTURE, made and entered into as of the ~~31st~~ ^{7th} day of ~~March~~ ^{April} ~~2006~~ and between
College Station, LLC, a Tennessee Limited Liability Co.

herein referred to as Grantor, and

Nicole H. Tyson and William E. Tyson as tenants by the entirety with full rights of survivorship and not by tenants in common

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 50, Collee Crossing Subdivision Section 11, Township 2 South, Range 6 West, as shown on Plat of record in Plat Book 91, Page 23, in the Chancery's Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being part of property conveyed to the grantor herein by deed of record in Book 91, Page 23, in said Chancery Clerk=s Office.

**Tax Parcel ID: part of 2-06-1-11-00-0-00027-00
Part of 2-06-1-11-00-0-00027-08**

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 91, Page 23; Declarations of Covenants, Conditions and Restrictions of record as shown in Book 496, Page 217 all in the above referenced Chancery Clerk=s Office and except for 2006 Desoto County taxes and 2006 City of Olive Branch not yet due and payable.

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

College Station, LLC


By: William Knox, Member
Signature of Seller

By:
Signature of Seller

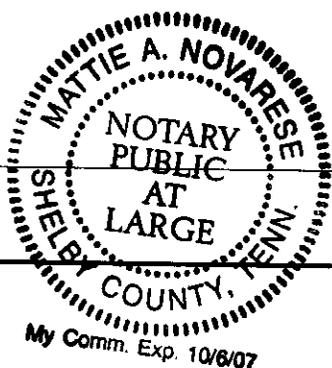
STATE OF Tennessee
COUNTY OF Shelby

April

On this 7 day of ~~March~~, 2006, before me, a Notary Public of said State and County aforesaid, personally appeared **William Knox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member** of **College Station, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Member**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Member**.

WITNESS my hand and Notarial Seal at office this ~~31st~~ 7th day of ~~March~~ April, 2006.

[Signature]
Notary Public



My commission expires:

Property Address:
4187 Lexi Drive
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):
Nicole H. Tyson and William E. Tyson
4187 Lexi Drive
Olive Branch, MS 38654

Work Phone No.: 901-381-7400
Home Phone No.: 901-789-1293

Person Responsible for Taxes:
Nicole H. Tyson and William E. Tyson
4187 Lexi Drive
Olive Branch, MS 38654

Name and Address of Seller (Grantor):
College Station, LLC, a Tennessee Limited Liability Co.

William Knox 9070 Crumpler Rd
Work Phone No.: 862-895-6320
Home Phone No.: 901-428-8615
Olive Branch Ms.
38654

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