

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of May, 2006, by and between **CARLEX HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called Grantors, and **BRIAN A. COWART AND WIFE ANGELA R. COWART**, as tenants by the entirety with full rights of survivorship and not as tenants in common called Grantees.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in County of DeSoto, State of Mississippi, to wit:

Lot 6, Neighborhood A, Cherry Tree Park Subdivision., situated in Section 16, Township 2 South, Range 7 West, as per plat thereof recorded in Plat Book 91, Page 17, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

This conveyance is made subject to the 2006 DeSoto County and Southaven City taxes and a lien not yet due and payable and hereby assumed by the Grantee.

Being the same property conveyed to Grantors by Quit Claim Deed of record at Book _____, Page _____, in said Chancery Clerk's Office.

Tax Parcel Number: 2075-1602.0-00006.00

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforesaid real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any subdivision restrictions of record at Plat Book 91, Page 17

and any deed restrictions of record at Book 495, Page 765;

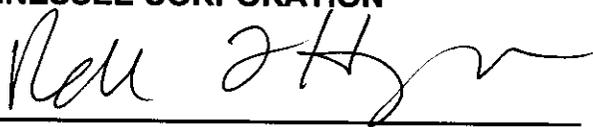
and any existing easements of record: Plat Book 91, Page 17

And that the title and quiet possession Grantor warrants and will 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 Grantors the day and year first above written.

**CARLEX HOMES, INC.
A TENNESSEE CORPORATION**

BY: 

**ROBIN L. HOGUE,
ASSISTANT SECRETARY**

Healty

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 5th day of May, 2006, within my jurisdiction, the within named Robin L. Hogue who acknowledged that she is the Assistant Secretary of Carlex Homes, Inc., a Tennessee Corporation, and that for and on behalf of the same corporation, and as its act and deed she signed, delivered executed the above and foregoing Warranty Deed, after first having been duly authorized by said corporation so to do.

Sherry L Blanchard
Notary Public

My Commission Expires: 2-23-09



Grantor:
CARLEX HOMES, INC.
P. O. BOX 2406
CORDOVA, TN 38018
Work: 901-870-0753
Home: 901-870-0753

Grantee:
BRIAN A. COWART AND ANGELA R. COWART
2012 Audobon Place
Southaven, MS 38672
Work: 678-699-2798
Home: 901-337-8351

Person or entity responsible for
The payment of taxes:

Prepared by:

Rhonda Bundy
1661 International Drive, Suite 400
Memphis, TN 38120
(901)818-3191

~~Return To:~~

EDCO Title & Closing Services
7990 Trinity Road, Suite 101
Cordova, TN 38018
901-753-2300
File # 06-06-0534SB

Prepared By And Return To:
Realty Title
1326 Goodman Road
Southaven, MS 38671
(662) 536 - 1770