

7/07/06 2:57:49
BK 533 PG 383
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

**SOUTHLAND CAPITAL PARTNERS, a Tennessee general partnership
GRANTOR**

TO

**MARCUS KILLEBREW and wife, KARA KILLEBREW
GRANTEE(S)**

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, SOUTHLAND CAPITAL PARTNERS, a Tennessee general partnership, does hereby sell, convey and warrant unto MARCUS KILLEBREW and wife, KARA KILLEBREW, as joint tenants with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

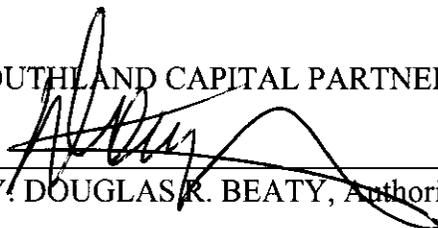
Lot 283, Section G, Deer Creek Subdivision, Section 6, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 95, Pages 8 and 9, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

The above described property is the same property conveyed to the Grantors by Deed recorded at Book 515, Page 12, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to City of Hernando and DeSoto County taxes for the year 2006, liens, not yet due and payable which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 95, Page 8; Declaration of Covenants, Conditions and Restrictions of record in Book 512, Page 254; Easements of record in Book 50, Page 349, Book 521, Page 36, Book 511, Page 15, Book 461, Page 83 and Book 468, Page 159; all references to the Chancery Clerk's Office of DeSoto County, Mississippi; and further made subject to any encroachments or matters which an accurate and current survey of said real property might disclose; and road/or utility easements and/or rights-of-ways lying in, on, over or across said real property; any zoning and/or subdivision and/or building regulations, restrictions, covenants and/or ordinances shown on an accurate Survey of record in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

Possession is delivered with this deed.

WITNESS our signatures this the 30th day of June, 2006.

SOUTHLAND CAPITAL PARTNERS

BY: DOUGLAS R. BEATY, Authorized Signatory

Acknowledgment of Partnership

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this 30th day of June, 2006, within my jurisdiction, the within named Douglas R. Beaty, who acknowledged that he is Authorized Signatory) of Southland Capital Partners), a Tennessee general partnership, and that for and on behalf of the said partnership, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said partnership so to do.

Sharon N. Kulze
Notary Public

Printed Name: *Sharon N. Kulze*

My Commission Expires:

January 26, 2010



GRANTORS ADDRESS:
SOUTHLAND CAPITAL PARTNERS
100 PEABODY PLACE, SUITE 1325
MEMPHIS, TN 38103

(901) 680-0590 - WORK
() N/A - HOME

GRANTEES ADDRESS:
MARCUS KILLEBREW
110 SPOTTED FAWN CV.
HERNANDO, MS 38632

901-827-8634 - HOME
901-525-8776 - WORK

THIS INSTRUMENT PREPARED BY:
RHONDA BUNDY, ESQ.
% BEATY & DAVIDSON, P.C.
8130 COUNTRY VILLAGE DRIVE, SUITE 101
CORDOVA, TN 38016
(901) 680-0888
(901) 680-9090 - FAX

McFall Law Firm
7105 Swinnea Rd. Suite 1
Southaven, MS 38671
(662)-349-7780