

This instrument prepared by:
EQUITY TITLE & ESCROW
6373 QUAIL HOLLOW RD. N. - Suite 102
MEMPHIS, TN 38120

(901)3740034

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of April, 2006, by and between Jeni N. Brown and husband, Christopher Brown, party of the first part, and Clarence E. Davis, &

Debbie Davis, MARK ed

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 Shelby, State of Tennessee, to wit:

Land situated in DeSoto County, Mississippi to wit:

Lot 84, Section B, Deer Chase Subdivision, Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 73, Page 46, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Chambliss Builders, Inc., herein by Warranty Deed of record at Book 389, Page 567 dated March 27, 2001, filed April 2, 2001 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Jeni N. Brown and husband Christopher L. Brown, herein by Warranty Deed of record at Book 476, Page 210 dated June 30, 2004, filed July 6, 2004, in the Chancery Clerk's Office of DeSoto County, Mississippi.

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 aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2006 Memphis City and 2006 Shelby County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 78, Page 4, all being of record in said Register's Office. 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.

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

Jeni N. Brown
Jeni N. Brown

Christopher L. Brown by
Christopher Brown

Jeni N. Brown as POA

**STATE OF TENNESSEE
COUNTY OF SHELBY**

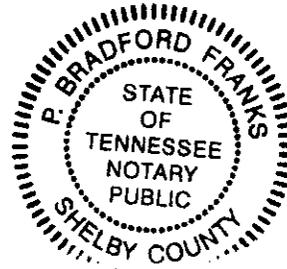
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared *Jeni N. Brown and husband, Christopher Brown*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this *21st* day of *April*, 2006.

P. Bradford Franks

NOTARY PUBLIC

My Commission Expires: *4/10/07*



**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this *21st* day of *April*, 2006.

NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address : *Clarence E. Davis* *Grantor (901)*
5498 Doe Lane *WL 795-2300*
Southaven, MS 38671 *nm (662) 280-3148*

Tax Parcel No.: *2072-0410-0084*

Property Address: *5498 Doe Lane*
Southaven, MS 38671

MAIL TAX BILLS TO: *Clarence E. Davis*
5498 Doe Lane
Southaven, MS 38671

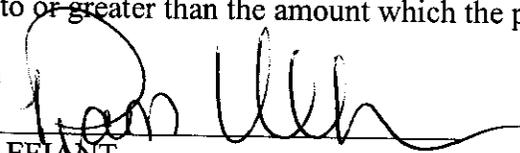
Grantor Jeni Brown &
Christopher Brown
4395 Nail Rd
Olive Branch, Ms
38654
(901) 785-9123 Hm
N/A WL

Firm File # :
MST File #:

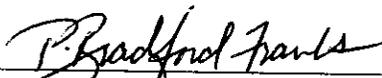
E35023/PW

**STATE OF TENNESSEE
COUNTY OF SHELBY**

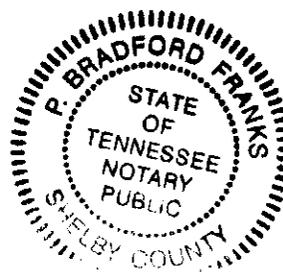
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$182,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.


AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2006.


NOTARY PUBLIC

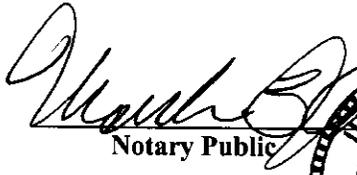
My Commission Expires: 4/10/07



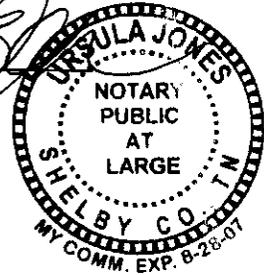
**STATE OF TENNESSEE
COUNTY OF SHELBY**

On this 21st day of April, 2006, before me, the undersigned notary public, personally appeared Jeni N. Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Brown and acknowledged that she executed the same as the free act and deed of said Christopher Brown.

My commission expires: _____



Notary Public



Forms/ attorney in fact acknowledgement