

Prepared By and Return To:
Lender's Title & Escrow, LLC
John W. Haynes, IV, General Counsel
5699 Getwell Road
Building H, Suite 5
Southaven, Mississippi 38672
Phone: 662-536-3155
File Number: 20060411

8/04/06 8:16:34
BK 535 PG 692
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

MARTIN G. ABERNATHY ET UX

GRANTORS

TO

JOHN GARNER ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MARTIN G. ABERNATHY AND WIFE, DONNA K. ABERNATHY**, does hereby sell, convey and warrant unto **JOHN GARNER AND WIFE, JACQUATTA GARNER**, as tenants by the entirety with full rights 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 420, Section C, Bridgetown Subdivision, situated in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

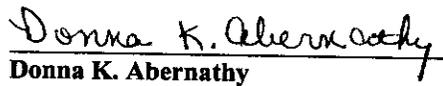
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS our/my signature(s) this 28th, day of July, 2006.


Martin G. Abernathy

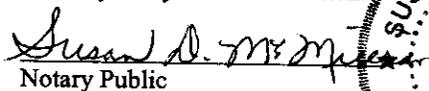

Donna K. Abernathy

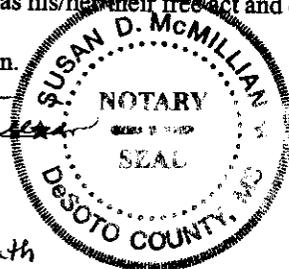
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, a Notary Public of said County and State, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/hers/their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: **My Commission Expires: April 6, 2007**


Notary Public



GRANTORS ADDRESS:
5757 Trinity Dr.
Hernando, MS 38632
H) 662-429-9196
B) n/a

GRANTEES ADDRESS:
4905 Mead Road South
Nesbit, MS 38651
H) 901-603-4441
B) 662-280-6105

Lender