

# WARRANTY DEED

This instrument prepared by and return to:  
Kirkland, Rothman- Branning & Associates, PLLC  
6489 Quail Hollow  
Suite 102  
Memphis, Tennessee 38120-1305  
(901) 758-5588

PREPARED BY - RETURN TO:  
KIRKLAND, ROTHMAN - BRANNING  
& ASSOCIATES, PLLC  
6489 Quail Hollow, Suite 102  
Memphis, TN 38120  
File No. 5060570  
(901)758-5588

GRANTOR(S):

TAMMY R. ADAIR, TRUSTEE OF THE WILLIAM C. ADAIR, JR., TRUST

TO:

GRANTEE(S):

FIRST CAPITAL INVESTMENTS, LLC

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged TAMMY R. ADAIR, TRUSTEE OF AND FOR THE WILLIAM C. ADAIR, JR., TRUST does hereby grant, bargain, sell, convey and warrant unto FIRST CAPITAL INVESTMENTS, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lots 1-5, Lots 8-57, and 59-118, Lauderdale Estates Subdivision, in Section 18, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 99, Page 46, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being one and the same property conveyed to the Grantor herein by Warranty Deed filed at Deed Book 493, Page 481, Chancery Clerk's Office of DeSoto County, Mississippi.

**By the execution hereof, Tammy R. Adair certifies that she is one and the same person as Tammy R. Adair-Millington.**

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record. This deed is further subject to the following specific exceptions: Subdivision Restrictions, Building Lines, and Easements of record in Plat Book 99, Pages 46-48; Restrictive Covenants at Book 534, Pages 638-642; and Easement of record at Book 529, Page 490, corrected at Book 535-183-184, all of record in the Chancery Clerk's Office of DeSoto County, Mississippi.

It is agreed and understood that taxes for the current year have been pro-rated on an estimated basis. Possession is to be given at closing.

WITNESS my/our hand(s) this 9<sup>th</sup> day of August, 2006.

William C. Adair, Jr., Trust

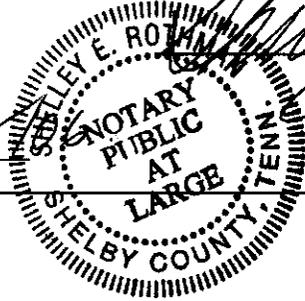
By Tammy R. Adair  
Tammy R. Adair, Trustee

Kirkland red

**STATE OF TENNESSEE; COUNTY OF SHELBY:**

Personally appeared before me, the undersigned authority in and for the said county and state on this 9<sup>th</sup> day of August, 2006, within my jurisdiction, the within named Tammy R. Adair, who acknowledged that she executed the above and foregoing instrument.

  
 \_\_\_\_\_  
 Notary Public



My Commission Expires: 12/05

**GRANTOR ADDRESS & PHONE:**

**GRANTEE ADDRESS & PHONE:**

Tammy R. Adair, Trustee  
154 Koph Rd.  
Senatobia, MS 38668  
 Home Phone: 901-541-3381  
 Work Phone: 901-359-3882

First Capital Investments, LLC  
6489 Quail Hollow, Ste. 102  
Memphis, TN 38120-1305  
 Home Phone: ~~901-758-6213~~ 901-758-6213  
 Work Phone: ~~901-758-6213~~ 901-619-3242

Title File No.: 2087241