

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

(901) 374 0099

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of July, 2006, by and between Richard K. Hogans and wife, Wendy J. Hogans, party of the first part, and Roslyn Bethel Richmond,** party of the second part.
*** and Cedric Richmond, her husband

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 ~~Shelby~~ County, ~~Tennessee~~ to wit: Desoto Mississippi

Lot 8, Phase A, Section A, Worthington Subdivision, as shown on plat of record in Plat Book 63, Page 46-48, 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 the same property conveyed to grantor, Richard K. Hogans and wife, Wendy J. Hogans herein by Corporate Warranty Deed of record at Book No. 0368, Page 0266 dated February 24, 2000, filed March 1, 2000, in the Chancery Clerk's Office of Desoto County, Mississippi.

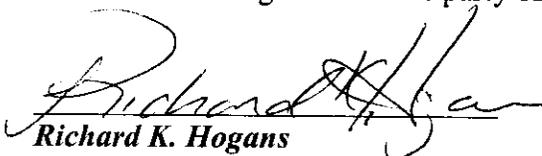
* Section 32, Township 1 South, Range 7 west *

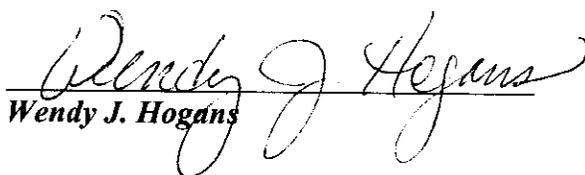
TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

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: ~~2007 Memphis City and 2006 Shelby~~ Desoto County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 63, Page 46-48, 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.


Richard K. Hogans

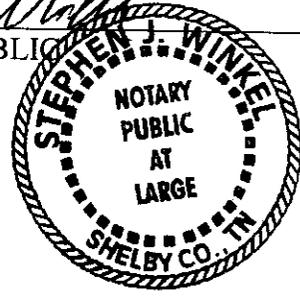

Wendy J. Hogans

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared *Richard K. Hogans and wife, Wendy J. Hogans*, 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 *10th* day of *July*, 2006.

[Signature]
NOTARY PUBLIC



My Commission Expires: 08-01-07

**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 *10th* day of *July*, 2006.

NOTARY PUBLIC

My Commission Expires: _____

Property Owner & Address: *Grantee:*
Roslyn Bethel Richmond
1127 Worthington
Southaven, MS 38671
HM# *901-494-7257*
WL# *901-348-3386*

Tax Parcel No.: *1079-3210-0008*

Property Address: *1127 Worthington*
Southaven, MS 38671

MAIL TAX BILLS TO: *Roslyn Bethel Richmond*
1127 Worthington
Southaven, ms 38671

Firm File #: *E35419/PW*
MST File #:

Grantor:
Richard K Hogans
Wendy J. Hogans
4226 Welctay Dr
Southaven ms 38672
HM 662-895-1376
WL 662-893-0500

**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 \$185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Yamela White
AFFIANT

SUBSCRIBED AND SWORN TO before me this *10th* day of *July*, 2006.

[Signature]
NOTARY PUBLIC

My Commission Expires: 08-01-07

