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9/13/06 9:25:09
BK 539 PG 260
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Return to:
Assured Escrow & Title Closing
6373 Quail Hollow Road - Suite 101
Memphis, TN 38120
(901) 685-9204

This instrument prepared by:

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of August, 2006, by and between TIMOTHY S SCHAEFER and wife, KRISTI R SCHAEFER, , party of the first part, and KENYA ROSE*, party of the second part.
** a single woman*

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 DeSoto, State of Mississippi, to wit:

Lot 51, Section C, Summit Park Subdivision, situated in Section 21, Township 1 South , Range 7 West , DeSoto County, MS, as per plat of record in Plat Book 88, Page 34, in the Chancery Clerk's Office of DeSoto County, MS.

Being all or part of the same property conveyed to TIMOTHY S SCHAEFER and wife, KRISTI R SCHAEFER by virtue of Warranty Deed, dated January 20, 2006 , in Book 520, Page 57; from Chambliss Builders, Inc., by Warranty Deed dated August 12, 2004 at Book 479, Page 601 in the Clerk's of DeSoto County, MS.

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 aforesaid real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- The lien of the following general and special taxes for the year or years specified and subsequent years:
2006 City of SOUTHAVEN taxes and
2006 DeSoto County taxes not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 88, Page 34, in the Register's Office of DeSoto County, Mississippi.
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County.
- Easements for public roads and public utilities for record in said county.

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.

Timothy S Schaefer
TIMOTHY S SCHAEFER

Kristi R Schaefer
KRISTI R SCHAEFER

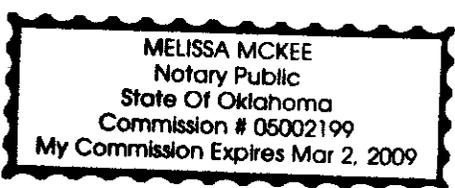
STATE OF ~~TENNESSEE~~ *Oklahoma*
COUNTY OF ~~SHELBY~~ *Tulsa*

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, TIMOTHY S SCHAEFER, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2006.

Melissa McKee
Notary Public

My Commission Expires: 3/2/09



Assured Escrow

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STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~SHELBY~~ Tulsa

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, KRISTI R SCHAEFER, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2006.

Melissa McKee
Notary Public

My Commission Expires: 3/2/09

Property Owner & Address: KENYA ROSE
2473 Olivia Lane
Southaven, MS

Tax Parcel No 107521080 38672

Property Address: 2473 OLIVIA LANE
SOUTHAVEN, MS 38672



MAIL TAX
BILLS TO:

Kenya Rose
2473 Olivia Lane
Southaven, MS
38672

Firm File #: L0608032

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~SHELBY~~ Tulsa

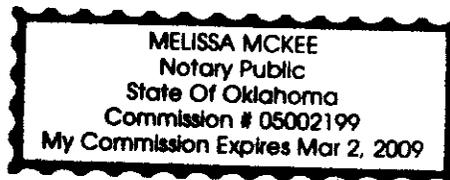
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$158,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Angela Smith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of August, 2006.

Melissa McKee
Notary Public

My Commission Expires: 3/2/09



Buyer: Kenya Rose
hm (901) 363-1547
wk (901) 363-1275
2473 Olivia Lane
Southaven, MS 38672

Seller: Timothy + Kristi Schaefer
hm 901 301-3446
wk 901 473-4660
8240 Sturbridge Way #7
Cordova, TN 38018