

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 15th day of November, 2006, by and between:

Jacqueneek D Mitchell, now known as Jacqueneek D. Macklin
party of the first part, and

Scotty Rutledge and wife, Julie Rutledge,
party of the second part,

11/29/06 10:01:33
BK 545 PG 237
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the part of the first part, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the party of the second part, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in DESOTO County, State of Mississippi, described as follows, to-wit:

Lot 74, Lexington Crossing Subdivision, Section B, section 2, township 2 south, range 6 west as shown on plat of record in Plat Book 78, Page 32 in the Chancery Clerks 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 Jacqueneek D. Mitchell, an unmarried woman in Warranty Deed filed for record 6-23-04 at Instrument Book 475 Page 143 as shown in the Chancery Clerks Office of Desoto County, MS.

This conveyance is made subject to:

2006 Olive Branch City and 2006 Desoto County taxes not due and payable.

Subdivision Restrictions, Building Lines and Easements of record recorded at Plat Book 78, Page 32 as shown in the Chancery Clerks Office of Desoto County, MS.
Easements recorded at Instruments Book 466 Page 720 as shown in the Chancery Clerks Office of Desoto County, MS.
Declaration of Covenants, Conditions and Restrictions recorded at Instruments Book 391 Page 401 as shown in the Chancery Clerks Office of Desoto County, MS.
Deed restrictions recorded at Instruments Book 475 Page 143, Book 359 Page 401 as recorded in the Chancery Clerks Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Jacqueneek D Mitchell

Jacqueneek D Mitchell now known as
Jacqueneek D Macklin
STATE OF TENNESSEE

Scotty Rutledge

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacqueneek D. Mitchell, now known as Jacqueneek D Macklin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at the office, _____ November, 2006.

Heath Cleary

Notary Public

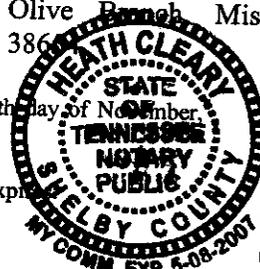


I, or we, hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, ~~whichever is greater~~, is \$139,900.00, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michelle Stephens

Affiant

Grantee Address and : 901-212-0131/NA
Mail Tax Bills to:
Scotty Rutledge and Julie Rutledge
10823 Wyckford Drive
Olive Branch, Mississippi
386
Property Owner & Address:
Scotty Rutledge and Julie Rutledge
10823 Wyckford Drive
Olive Branch, Mississippi 38654



Subscribed and sworn to before me this the 15th day of November, 2006.
Heath Cleary

Notary Public My Commission Expires _____

Tax Parcel ID Number: 2061-0212-0-00074.00
Property Address: 10823 Wyckford Drive
Olive Branch, Mississippi 38654
Grantors Address: 13306 Baskins Cove
Olive Branch, MS 38654 Tel: 901-354-0191
NA

MCEVON Jd