

THIS INSTRUMENT WAS PREPARED BY
Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
901-759-3900
File No. 2704044 KH

PC
BC

5/01/07 11:12:34
BK 557 PG 171
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **26th** day of **April, 2007** and between

Shady Oaks Residential, LLC, a Tennessee Limited Liability Co.

herein referred to as Grantor, and

by the entirety, with full right of survivorship and not as tenants in common, hereinafter referred to as Grantee. ~~SAMUEL H. HATCHER AND WIFE, LAURA ANN HATCHER~~

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **DeSoto**, Mississippi:

Lot 62, Robinson Crossing Subdivision, Phase 1, situated in Section 11, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 96, Page 6, in the Office of the Chancery Clerk 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 the grantor herein by deed of record in Book 526, Page 279, in said Chancery Clerks Office.

Tax Parcel ID: 2.07.1.11.02.0.00062.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 96, Page 6; Declarations of Covenants, Conditions and Restrictions of record at Plat Book 517, Page 192, all in the above referenced Chancery Clerk's Office and except for 2007 DeSoto County taxes and 2007 City of Olive Branch not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Shady Oaks Residential, LLC

By: Clyde Lee Patton, III, Chief
Manager/President
Signature of Seller

By: _____
Signature of Seller

and
Maudie
& Bennett

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 26th day of April, 2007, before me, a Notary Public of said State and County aforesaid, personally appeared **Clyde Lee Patton, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Chief Manager/President of Shady Oaks Residential, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Chief Manager/President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Chief Manager/President**.

WITNESS my hand and Notary Seal at office this 26th day of April, 2007.



[Signature]
Notary Public

My commission expires: _____

My Comm. Exp. 5/29/2009

Property Address:
4648 Robinson Loop East
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):
Samuel Hatcher and Laura Hatcher, husband and wife
4648 Robinson Loop East
Olive Branch, MS 38654
Work Phone No.: 901-947-5400
Home Phone No.: N/A

Person Responsible for Taxes:
SunTrust Mortgage, Inc.
901 Semmes Ave.
Richmond, VA 23224

Name and Address of Seller (Grantor):
Shady Oaks Residential, LLC, a Tennessee Limited Liability Co.
7960 Wolf River
Germantown, TN 38138
Work Phone No.: 901-754-2211
Home Phone No.: N/A

~~Return to:~~
Nashoba Escrow Company, Inc.
7518 Enterprise Ave.
Germantown, TN 38138
901-759-3900

Return To:
Maiden and Bennett
1155 Halle Park Circle
Collierville, TN 38017
901-861-4660
901-861-4625 (fax)