

6/25/07 10:19:17
BK 561 PG 770
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Hallmark Builders, Inc.

Grantor(s)

To

Lakeena C. DeBose,

Grantee(s)

THIS INDENTURE made and entered into this 21st day of June, 2007, by and between **Hallmark Builders, Inc.** party(ies) of the first part, and **Lakeena C. DeBose**, unmarried, party(ies) of the second part. Lakeena

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 135, Section B, Southbranch Subdivision, situated in Section 25, Township 1 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 89, Page 38, in the Chancery Clerk's Office of DeSoto County, MS, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by virtue of Warranty Deed in Book 523, Page 439 in the Register's Office of Shelby County, Tennessee.

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: 2007 City of Olive Branch taxes and 2007 DeSoto County taxes; being liens not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 89, Page 38, in the Chancery Court Clerks Office of DeSoto County, Mississippi; Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. Book 484, Page 197; Utility Easement of record in Book 277, Page 735; Right of Way to MP & L in Book 33, Page 146 in the said Clerk's Office; 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.

Hallmark Builders, Inc.

By:

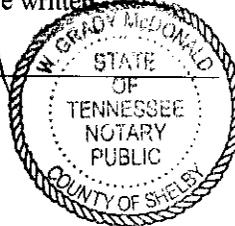

Cary R. Califf, Assistant Secretary

**STATE OF TENNESSEE
COUNTY OF SHELBY**

On this 21st day of June, 2007, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Cary R. Califf with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Assistant Secretary of HALLMARK BUILDERS, INC., the within named bargainer, a corporation, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Secretary.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC



My Comm. Exp. 10/19/2008

My Commission Expires:

Tax Parcel No.: 107725100013500

Property Address: 7427 Wisteria Drive
Olive Branch, MS 38654

GRANTOR'S ADDRESS

Hallmark Builders, Inc.

1914 Exeter Rd. # 2
Germantown, TN 38138
Home Phone #: n/a
Work Phone #: (901) 753-3950

GRANTEE'S ADDRESS

Lakeena
~~Lakeena~~ D. DeBose

7427 Wisteria Drive
Olive Branch, MS 38654
Home Phone #: 662-893-8027
Work Phone #: same

This Instrument Prepared by ~~& Return To x~~

Fearnley Califf Martin McDonald Tate & Kimbrow
6389 Quail Hollow Road North, Suite 202
Memphis TN 38120
901 767-6200

RETURN TO:
STEWART TITLE OF MEMPHIS, INC.
261 GERMANTOWN BEND COVE #101
CORDOVA, TN 38018
20074868
(901) 755-1000