

**WARRANTY DEED**

**THIS INDENTURE, made and entered into this 31st day of August, 2007, by and between Son Tran and wife Yen Phu , party of the first part, and Oscar G. Mendoza, Sr. a married man, party of the second part;**

**WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and warrant unto the 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 64, Section A, Fox Creek Subdivision, Section 30, Township 1 South, Range 5 West, Desoto County, Mississippi, as shown on plat of record at Plat Book 56, pages 26-29, in the Chancery Court Clerk's Office of Desoto County, Mississippi.**

**This conveyance includes all mineral interests in and to the above described real property.**

**The warranty in this deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi, and to the Mississippi Health Department regulations, all rights of way and easements for public roads and public utilities and the lien of 2007 Desoto County real property taxes.**

**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 party of the second part, their heirs and assigns in fee simple forever.**

**THE CONSIDERATION for this conveyance is as follows: \$ 155,000.00.**

**WITNESS the signatures of the said party of the first part the day and year first above written.**

*[Signature]*  
Son Tran

*[Signature]*  
Yen Phu

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

**Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Son Tran and Yen Phu, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.**

**Given under my hand and seal this 31<sup>st</sup> day of August , 2007.**

*[Signature]*  
Notary Public



**My Commission Expires:**

**Name and Address of Grantor:**

*A*  
*[Signature]*  
Return To:  
West Tennessee Title  
6060 Poplar Ave LL-20  
Memphis TN 38119  
# \_\_\_\_\_ *2*

**Name and Address of Grantor:**

Son Tran and Yen Phu

5928 Stonewall Dr.

Olive Branch MS 38654

Home (901) 606-3934

Work ( ) N/A

**Name and Address of Property Owner:**

Oscar G. Mendoza, Sr.

7255 Hunters Forest

Olive Branch, MS 38654

Home (619) 264-1560

Work ( ) N/A

**Name and Address of Person Responsible for  
Payment of Real Property taxes:**

Bank of America

900 W. Trade St.

Charlotte, NC 28255

**This instrument Prepared by:**

West Tennessee Title Insurance Agency

6060 Poplar Avenue, Suite LL-30

Memphis, TN 38119

(901) 821-0603

(901) 821-0600 (fax)

**Property Address:**

7255 Hunters Forest

Olive Branch, MS 38654