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**RECORD AND RETURN TO:
PREPARED BY:**
American Title Company, Inc.
65 Germantown Court, Suite 107
Cordova, TN 38018
Phone: 901-624-6112
File No. M-14937

Please Record ~~2007~~ 1st

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **August, 2007** between **Tunya Denise Jackson and husband, James Earl Jackson**, GRANTOR, and **Ruby Darbandi, single**, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Horn Lake**, County of **Desoto**, State of ~~Tennessee~~, more particularly described as follows:

Mississippi

Lot 52, Section C, Windsor Creek Subdivision, located in Section 27, Township 1 South, Range 8 West, Desoto County, Mississippi, as recorded in Plat Book 46, Page 42 in the office of the Chancery Clerk of Desoto County, Mississippi.

~~And being the same property conveyed to grantor by deed recorded in Plat Book 46, Page 42 in the office of the Chancery Clerk of Desoto County, Mississippi.~~

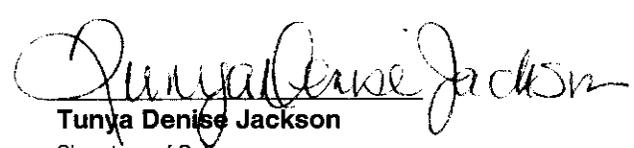
Being the same property conveyed to Tunya Denise Jackson and James Earl Jackson, Husband and wife, by deed from Tunya Denise Jenkins, married to James Earl Jackson filed for record in Book 508, Page 54, Register's Office for Desoto County Mississippi, dated 08/12/05.

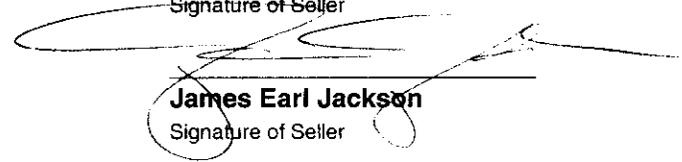
And being the same property conveyed to Tunya Denise Jenkins by deed from Derrick Bernard Jenkins and wife, Tunya Denise Jenkins filed for record in Book 390, Page 104, dated 03/06/01.

**PROPERTY ADDRESS: 2632 Pintail Drive, Horn Lake, Mississippi 38637
DESOTO COUNTY, MS**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.


Tunya Denise Jackson
Signature of Seller


James Earl Jackson
Signature of Seller

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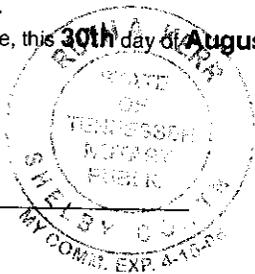
Am. Title

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, a Notary Public of said County and State, **Tunya Denise Jackson and husband, James Earl Jackson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **August, 2007**.



[Handwritten Signature]

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

GRANTEE:
Ruby Darbandi
2632 Pintail Drive
Horn Lake, Mississippi 38637
662-280-0957
Property Address:

GRANTOR:
Tunya Denise Jackson and
James Earl Jackson
4806 Bailey Drive
Arlington, TN 38002
Phone: 901-326-7110

2632 Pintail Drive
Horn Lake, Mississippi 38637

Person Responsible for Taxes:

Ruby Darbandi
2632 Pintail Dr.
Horn Lake, ms 38637
662-280-0957

Parcel #: *1088271300005200*

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$115,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

[Handwritten Signature]

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **August, 2007**.



[Handwritten Signature]

Notary Public

My Commission Expires: _____

RETURN TO:

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