

WARRANTY DEED

FREDDIE L. BURKE, JR.
RHONDA BURKE
LESLIE W. KIMBRELL
TO

GRANTOR

ANTHONY G. GARNER
AND
ASHLEY LYNN GARNER

GRANTEE

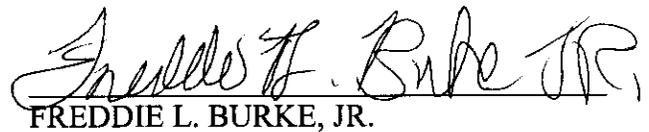
WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FREDDIE L. BURKE, JR., RHONDA BURKE, and LESLIE W. KIMBRELL do hereby sell, convey and warrant unto ANTHONY G. GARNER and ASHLEY LYNN GARNER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property, situated and being in the County of DESOTO, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

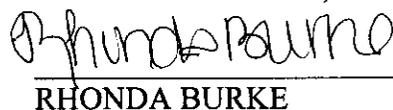
LOT 2163, SECTION J, SOUTHAVEN WEST SUBDIVISION, IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 2-3, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

BEING THE SAME PROPERTY CONVEYED TO FREDDIE L. BURKE, JR, RHONDA BURKE AND LESLIE W. KIMBRELL IN WARRANTY DEED RECORDED IN BOOK 499, PAGE 497 IN THE CHANCERY CLERKS OFFICE OF DESOTO COUNTY, MISSISSIPPI.

The said grantors do hereby covenant with the said grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record in Plat Book 4, Page 2, and Covenants, Conditions, and Restrictions in Book 65, Page 425 and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and zoning and other land use regulations promulgated by federal, state or local governments effecting the use or occupancy of the subject property, any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property, and all matters of record, including but not limited to rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in Desoto County Mississippi.

WITNESS the signatures of the Grantors this the 28th day of September, 2007.


FREDDIE L. BURKE, JR.


RHONDA BURKE


LESLIE W. KIMBRELL

*Hadley
Tel*

STATE OF Mississippi
COUNTY OF Leflore

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named FREDDIE L. BURKE, JR.; RHONDA BURKE AND LESLIE W. KIMBRELL, who acknowledged that he/she/they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his/her/their free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of September, 2007.

 Conna K. Bull
Notary Public

My Commission Expires:

(FOR RECORDING DATA ONLY)

Grantor: FREDDIE L. BURKE, JR.; RHONDA BURKE AND LESLIE W. KIMBRELL
Address: 1300 Parks Place Como, MS. 38619
Phone: (901) 337-5109
Phone: N/A

Grantee: ANTHONY G. GARNER AND ASHLEY LYNN GARNER
Address: 7858 CHERRY VALLEY
SOUTHAVEN, MS 38671

Phone (901) 238-4065
Phone: N/A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**LINCOLN HODGES
ATTORNEY AT LAW
3964 GOODMAN ROAD
SUITE 201
SOUTHAVEN, MS 38671
662-893-2133**