

M-15215

PREPARED BY: / Record and Return to:  
American Title Company, Inc.  
65 Germantown Court, Suite 107  
Cordova, TN 38018  
Phone: 901-624-6112  
File No. M-15215

PLEASE RECORD 1ST

WARRANTY DEED

**THIS INDENTURE** is made and entered into this **15th** day of **November, 2007** between **Security Builders, Inc.**, GRANTOR, and **Paul A. Manner and wife, Renee E. Manner**, 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 **Olive Branch**, County of **Desoto**, State of Tennessee, more particularly described as follows:

**Lot 25, Chapel Creek Estates, Section 33, Township 1 South, Range 5 west, in the Register's Office for Desoto County, MS which Plat Book 92, Pages 43-45 reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Security Builders, Inc. by deed from Chappel Holdings, LLC filed for record in Book 502, Page 435, Register's Office for Desoto County MS, dated 06/15/05.**

~~Being the same property conveyed to Security Builders, Inc. by deed from Chappel Holdings, LLC filed for record in Book 502, Page 435, Register's Office for Desoto County MS, dated 06/15/05.~~

Property address known as: **14139 Hearns Cove, Olive Branch, Mississippi 38654**  
**DeSoto County**

**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.

*William Knof*  
**Security Builders, Inc.**  
Signature of Seller  
*Security Builders Inc*

**CORPORATE  
STATE OF TENNESSEE  
COUNTY OF ~~SHELBY~~ SHELBY)**

Before me, Sidney C. Person III, a Notary Public of said State and County aforesaid, personally appeared William P. Knox 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 **President** of **Security Builders, Inc.**, the within named bargainer, a corporation, and that he/she as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**

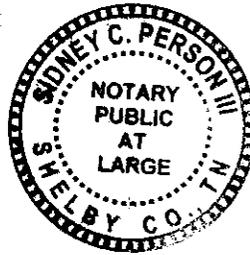
Witness my hand and seal, at office in \_\_\_\_\_, this the **15th** day of **November, 2007**.

Sidney C. Person III  
Notary Public

My Commission Expires: 4-1-08

Name and Address of Property Owner:

**GRANTEE:**  
**Paul A. Manner and Renee E. Manner**  
**4039 Valeta Cove**  
**Memphis, TN 38125**  
**Phone: 901-331-5191 NA**  
Property Address:



**14139 Hearn Cove**  
**Olive Branch, MS 38654**

**GRANTOR:**  
**Security Builders, Inc.**  
**9045 Highway 78**  
**Olive Branch, MS 38654**  
**Phone: 901-521-0906**

Person Responsible for Taxes:  
**Homecomings Financial, LLC**  
**2101 Rexford, Suite 250-W**  
**Charlotte, NC 28211**

Parcel #: 1058330100002500

**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 **\$290,000.00** 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.

Ashley Manner  
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2007**.

Sidney C. Person III  
Notary Public

My Commission Expires: 4-1-08

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