

WARRANTY DEED

12/03/07 2:21:09
BK 574 PG 50
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT WAS PREPARED BY

The Waddell Law Firm

**9056 Stone Walk Place
Germantown, TN 38138**

THIS INDENTURE, made and entered into as of the **29th** day of **November, 2007** by and between

Julia L. Broussard,, unmarried person,

hereinafter referred to as Grantor, and

Lisa Collins and husband **Jeffrey Collins**, as tenants by the entirety with full right of survivorship hereinafter referred to as Grantee. and not as tenants in common,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DeSoto, State of ~~Tennessee~~ **MISSISSIPPI**,

Lot 15, LEE'S SUMMIT, situated in Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi as shown on plat of record in Plat Book 82, Page 5, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Tax Parcel No. 3 07 4 17 13 0 00015 00

Being the same property conveyed by deed of record in the Office of Chancery Clerk of DeSoto County, Mississippi in Book 478, Page 74.

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 Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

2007 Hernando City taxes and 2007 DeSoto County taxes, not yet due and payable; Subdivision Restrictions, Building Lines, and Easements of record in Plat Book 82, Page 5, in the office of the Chancery Clerk, of DeSoto County, Mississippi.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Delgado

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

[Handwritten Signature]
Julia L. Broussard

INDIVIDUAL

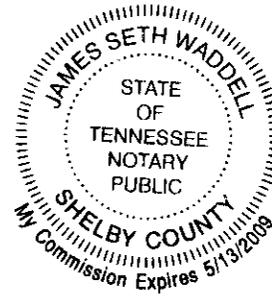
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Julia L. Broussard**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **November, 2007**.

[Handwritten Signature]
Notary Public

Commission Expiration: _____



NAME AND ADDRESS OF PROPERTY OWNER:
Lisa Collins ; 1351 Vernon Cove, Hernando, MS 38632

Address of Grantor:
414 North McNeal St.
Memphis, TN 38112
Home No. 901-292-2930
Work No. N.A.

STATE OF TENNESSEE)
COUNTY OF SHELBY)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$296,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Address of Grantee:
1341 Vernon Cove
Hernando, MS 38632
Home No. 901-550-5517
Work No. n.a.

[Handwritten Signature]
Affiant

Subscribed and sworn to before me this **29th** day of **November, 2007**.

[Handwritten Signature]
Notary Public



Commission Expiration: 11-12-08

RETURN TO: ~~XXXXXXXXXXXX~~
Delgado Law Firm, PLLC
5779 Getwell Road
Bldg.D, Suite 5
Southaven, MS 38672
662-536-2120

PROPERTY ADDRESS:
1351 Vernon Cove
Hernando, MS 38632
MAP PARCEL NUMBER