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BK 575 PG 210
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

ADVANTAGE COMPANIES, LLC, GRANTOR

TO

WARRANTY DEED

PENNY D. GARNER, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, Advantage Companies, LLC, hereby sells, conveys, and warrants unto the Grantee, Penny D. Garner, a single person, the land in the City of Hernando, DeSoto County, Mississippi, being more particularly described as follows:

Sec C

Lot 20, Oaklawn Subdivision, Section 13, Township 3 South, Range 8 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 4, Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect; restrictive covenants of the subdivision; and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for 2007 shall be paid by the Grantor. Possession is to be given upon execution of this Warranty Deed.

EXECUTED this the 21 day of December, 2007.

ADVANTAGE COMPANIES, LLC

By: _____



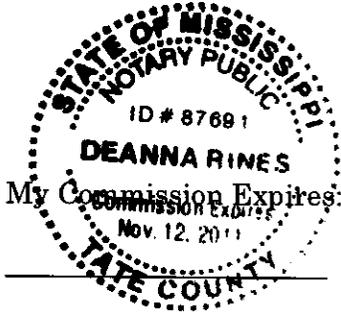
WILLIAM A. BROWN, MANAGER

WAB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named WILLIAM A. BROWN who acknowledged being MANAGER of ADVANTAGE COMPANIES, LLC, a Mississippi Limited Liability Company, and for and on behalf of the said LLC and as its act and deed signing, sealing and delivering the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said LLC so to do.

GIVEN under my hand and official seal this the 21 day of December, 2007.



Deanna Rines
Notary Public

GRANTOR'S ADDRESS: P. O. Box 276, Hernando, MS 38632
Home #: N/A Bus #: 662-429-5277

GRANTEES' ADDRESS: 884 Plymouth, Hernando, MS 38632
Home #: (662) 429-1054 Bus #: (662) 429-5241

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(662) 429-5277
(901) 521-9292

NO TITLE WORK REQUESTED OR PERFORMED