

Prepared by +

Return to:
Fearnley and Califf, PLLC
6389 Quail Hollow, Suite 202
Memphis, Tennessee 38120
File No: MS0804002

5/16/08 9:45:28 55
BK 584 PG 661 65
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

901-767-6200

WARRANTY DEED

Chamberlain and McCreery, Inc.

Grantor(s)

To

Artis Taylor, Jr. and wife, Kendra L. Taylor

Grantee(s)

THIS INDENTURE made and entered into of this 9th day of May, 2008, by and between Chamberlain and McCreery, Inc., a Tennessee corporation party(ies) of the first part, and Artis Taylor, Jr. and wife, Kendra L. Taylor, as joint tenants with full rights of survivorship and not as tenants in common, party(ies) of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 34, Phase ~~I~~ ^{*South} Cherry Tree Park Subdivision, situated in Section 16, Township 2 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 97, Page 18, in the Chancery Clerk's Office of DeSoto County, MS, to which plat reference is hereby made for a more particular description of said property.

^{part of}
Being the same property conveyed to Grantor by virtue of Warranty Deed in Book 553, Page 759, in the Chancery Court Clerk's Office of Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever. The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2008 City of Southaven taxes and 2008 DeSoto County taxes; being liens not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 97, Page 18, in the Chancery Court Clerks Office of DeSoto County, Mississippi; Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. Book 522, Page 627, in the said Clerk's Office; Zoning and Subdivision regulations and health department regulations in effect for DeSoto County; Easements for public roads and public utilities for record in said county; and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Chamberlain and McCreery, Inc.

By: [Signature]
Jon McCreery

Title: Secretary/Treasurer

By: [Signature]
Phil Chamberlain

Title: President

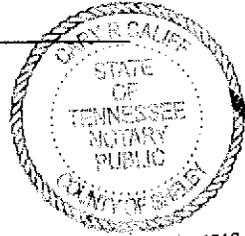
STATE OF TENNESSEE
COUNTY OF Shelby

On this 9th day of May, 2008, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Jon McCreery with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Secretary/Treasurer of Chamberlain and McCreery, Inc. a Tennessee corporation, the within named bargainor, a corporation, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Secretary/Treasurer.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
6-15-2010



STATE OF TENNESSEE
COUNTY OF Shelby

On this 9th day of May, 2008, before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Phil Chamberlain with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of Chamberlain and McCreery, Inc. a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:
6-15-2010



Tax Parcel No.: 2075160700003400
Property Address: 2713 S. Cherry Cove
Southaven, MS 38672

GRANTOR'S ADDRESS

Chamberlain and McCreery, Inc.
8195 New Dexter Road, #110
Cordova, TN 38016

Home Phone #: n/a
Work Phone #: (901) 753-3950

GRANTEE'S ADDRESS

Artis Taylor, Jr. and Kendra L. Taylor
2713 S. Cherry Cove
Southaven, MS 38672

Home Phone #: 901-756-2615
Work Phone #: 901-263-4364

This Instrument Prepared by & Return To:

Fearnley and Califf, PLLC
981 Goodman Road, #105
Horn Lake, MS 38637
662-536-4907