

THE ESTATE OF ANN CAROL RICHARDSON AND
JAMES A. RICHARDSON, INDIVIDUALLY,
GRANTORS

WARRANTY

TO

DEED

LAWRENCE M. WASHINGTON,
GRANTEE

FOR AND IN CONSIDERATION of the sum 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 Estate of Ann Carol Richardson and James A. Richardson, do hereby sell, convey, and warrant unto Lawrence M. Washington, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 123, Phase Two-A, Alexanders Ridge Subdivision, located in Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 75, Pages 29-30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Ann Carol Richardson died February 14, 2008. An Order Granting Authority to Sell Real Estate in Cause #08-04-0684 in the Chancery Court of DeSoto County, Mississippi. James A. Richardson is the sole beneficiary pursuant to the will of Ann Carol Richardson and executes this deed in both his representative capacity and in his capacity as beneficiary of said Estate.

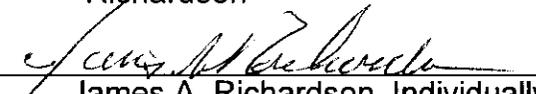
The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 75, Pages 29-30 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2008 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 17th day of July, 2008.

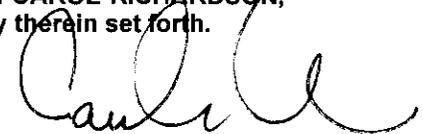

James A. Richardson, Executor
of The Estate of Ann Carol
Richardson


James A. Richardson, Individually

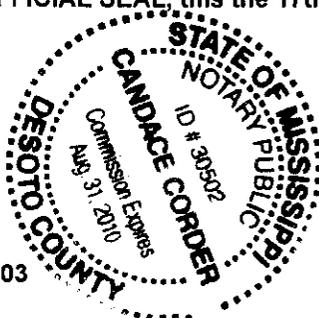
STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, James A. Richardson, who acknowledged to me that he signed and delivered the foregoing instrument of writing in his representative capacity, as executor of THE ESTATE OF ANN CAROL RICHARDSON, deceased, and in his individual capacity, on the day and year and in the capacity therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of July, 2008.


Notary Public

My commission expires:



Grantors Address:
1012 Woodfield Dr.
Gallatin, TN 37066
Home Phone Number: 615-451-1103
Business Number: 615-533-3993

Grantees Address:
7714 Piney Ridge Cove
Olive Branch, MS 38654
Home Phone Number: 773-853-0463
Business Number: 773-480-3586

Prepared By:


Austin Law Firm, P.A.
6928 Cobblestone Drive
Suite 100
Southaven, Mississippi 38672
(662) 890-7575

S06-08-0407

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI
Third Judicial District City of Hernando

JAMES A. RICHARDSON,

PETITIONER

OF

CAUSE NO. 08-04-0684

IN THE MATTER OF THE ESTATE
OF ANN CAROL RICHARDSON, DECEASED

TESTATRIX

ORDER GRANTING AUTHORITY TO SELL REAL ESTATE

Came on to be heard this day, the Petition of James A. Richardson, Executor of the Estate of Ann Carol Richardson, Deceased, for an Order of this Court granting authority to the Executor to sell real estate, and the Court having been advised in the premises does hereby find as follows:

1. Ann Carol Richardson died on the 14th day of February, 2008, leaving a Last Will and Testament naming the Petitioner, James A. Richardson, Executor of the Decedent's Estate. Said Will was duly admitted to probate on the 7th day of April, 2008, and Letters Testamentary were duly issued to James A. Richardson on the 23rd day of April, 2008.
2. Due Notice to Creditors was published for three consecutive weeks in the DeSoto Times giving notice to all persons having claims against said Estate to present the same to the Clerk of this Court for probate and registration which notice was published on April 29, 2008, May 6, 2008 and May 13, 2008.
3. Part of the estate of Decedent was real estate owned by her at her death and located at 7714 Piney Ridge Cove, Olive Branch, Desoto County, Mississippi. The Executor believes it is in the best interest of the Estate that the property be sold because the Executor is the

O GRANT SELL OF REAL PROPERTY

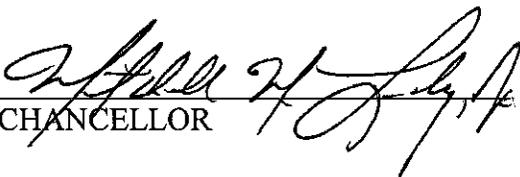
FILED
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W E DAVIS, CLERK

sole heir of the property in question and feels it would be in his best interest to liquidate said property for placement of any equity into the Estate

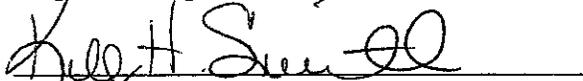
4. The property is being sold for fair market value and that it is therefore fit and proper for this Court to allow for the sale of said property subject to the proceeds of the sale being held in escrow until the closing of this estate.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that James A. Richardson, as Executor of the Estate of Ann Carol Richardson, is granted the authority to do all things necessary to consummate the sale of the real estate located at 7714 Piney Ridge Cove, Olive Branch, Desoto County, Mississippi; under the terms set forth in this Order including but not limited to the execution of a Quitclaim Deed, without bond, confirmation or other requirement of reporting to this Court and upon such terms as the Executor deems best to consummate the sale.

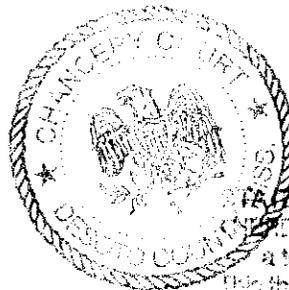
ORDERED, ADJUDGED, AND DECREED, this the 8th day of July, 2008.


CHANCELLOR

Prepared and presented by:



Kelly H. Smith, MSB 99238
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Southaven, MS 38672
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e-mail: ksmith@austin-lawfirm.com



STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 8th day of July, 2008
W.E. Davis, Clerk of the Chancery court
De.  D.C.