

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 2008, by and between:

Gary W. Eder, unmarried person

Grantor(s)

★ *After recording, return to:*
Select Title & Escrow, LLC
7145 Swinnea Road, Suite 1
Southaven, MS 38671
(662) 349-3930

TO

File # 08-1152

Jeffery B. Aker and Letitia R. Pierce

Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, We, the undersigned grantors, **Gary W. Eder, unmarried person** does hereby **SELL, CONVEY, AND WARRANT** unto, **Jeffery B. Aker and Letitia R. Pierce** following described real property, together with all appurtenances and improvements located thereon, said real property being situated in DeSoto County, Mississippi, and being more particularly described as follows to wit:

Lot 15, Section A, Cedar View Estates Subdivision, located in Section 15, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 11, Pages 48, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

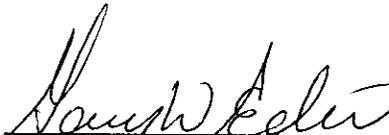
This being the same property to Grantor by Quit Claim Deed at Book 309, Page 137 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 11, Page 48 all of record in the DeSoto County, Mississippi, Chancery Court Clerk's Office, and 2008 real property taxes, not yet due or payable, which purchaser agrees to assume and pay.

Zoning and/or land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property, and any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property.

Possession is to be given with delivery of the Deed.

WITNESS the signature of the Grantors this the **22nd** day of **August, 2008**.



Gary W. Eder

**STATE OF: TENNESSEE
COUNTY OF: SHELBY**

Personally appeared before me, the undersigned authority in and for said county and state, the within named on this **22nd** day of **August, 2008**, **Gary W. Eder**, who acknowledged that they signed and delivered the above and foregoing Warranty Deed as his voluntary act and deed and for the purpose his expressed.

WITNESS my hand and Notarial Seal at office this **22nd** day of **August, 2008**.


 E. D. JAMIESON, Public
 STATE OF TENNESSEE
 OF My Commission Expires:
 TENNESSEE
 NOTARY
 PUBLIC
 SHELBY COUNTY, TN
 MY COMMISSION EXPIRES
 June 9, 2009

Property Address:
3522 Fir Drive
Olive Branch, MS 38654

MAILING ADDRESS/ TELEPHONE NUMBERS

GRANTOR:
Gary W. Eder
3522 Fir Drive
Olive Branch, MS 38654
(Work) None
(Home)None

GRANTEES:
Jeffrey B. Akers & Letitia R. Pierce
3522 Fir Drive
Olive Branch, MS 38654
225-284-8231

Prepared By & Return To:
E. Dale Jamieson, Attorney
1115 Halle Park Circle
Collierville, TN 38017
901-853-1532