

First Bank, a Tennessee Banking Corp.,
A Tennessee Corporation

GRANTOR

TO

Wheeler Construction, LLC,
GRANTEE

SPECIAL
WARRANTY
DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, First Bank, a Tennessee Banking Corp. a Tennessee Corporation, does hereby sell, convey, and specially warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise unto, Wheeler Construction, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 303, Fairway Trace, located in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 93, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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.

The warranty in this deed is further subject to restrictive covenants, easements, zoning ordinances or any law of governmental authority and setback lines of record in Plat Book 93, Page 17, in the Chancery Court Clerk's office of DeSoto County, Mississippi. Further subject to Right of Way to Mississippi Power & Light recorded in Book 212, Page 145; and Building Lines and Easements as shown on recorded plat.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Taxes for the year 2008 shall be paid by the Grantee and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Corporation this the 26th day of August, 2008.

FIRST BANK, A TENNESSEE BANKING CORP.
BY: Robert T. Earnest, Vice President
Robert T. Earnest, Vice President

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STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Robert T. Earnest, who acknowledged that as Vice President for and on behalf of and by authority of First Bank, a Tennessee Banking Corp., signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of August, 2008.


Notary Public

My commission expires:

Grantors Address:
6401 Poplar Avenue, Suite 608
Memphis, TN 38119
Home Phone number: n/a
Business number: 901-462-0145



Grantees Address:
P.O. Box 150
Southaven, MS 38671
Home Phone number: n/a
Business number: 662-342-9293

Prepared By:

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

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