

4/27/10 10:30:29
DK W BK 631 PG 728
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by & return to:
Byrne & Associates, PLLC
1326 Hardwood Trail
Cordova, TN 38016
901-737-1922

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd day of APRIL, 2010**, by and between **VINTAGE HOMES OF MISSISSIPPI, LLC, a Mississippi Limited Liability Company**, party of the first part, and **WILLIE H. TATE and wife, MARY K. TATE**, as joint tenants with full rights of survivorship and not as tenants in common, parties of the second part,

WITNESSETH: This for and in consideration 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 said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the, County of **DeSoto**, State of **Mississippi**.

Lot 257, ASBURY PLACE Subdivision, Section D, a First Revision of Berrydale Subdivision located in Section 19, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 99, Page 33, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Grantor(s) herein as shown by Deed of record in Book 526, Page 219, re-recorded in Book 528, Page 30, in said Chancery Clerks Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT for Subdivision Restrictions, Building Lines and Easements of record in Plat Book 99, Page 33; Declaration of Covenants, Conditions and Restrictions of record in Book 492, Page 304; Book 510, Page 776 amended in Book 517, Page 36; Book 535, Page 752; Book 554, Page 469; and Easements of record at Book 110, Page 73. The 2010 City of Olive Branch and DeSoto County realty taxes, not yet due and payable, and as setforth above, and that the title and quiet possession thereto they warrants and forever defends against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor's Address	Vintage Homes of MS, LLC 865 Willow Tree Circle Cordova, TN 38018	Grantee's address	Willie H. Tate and Mary K. Tate 6372 Vera Lane Olive Branch, MS 38654
Parcel Number	1064-19310-00257.00	Phone No.:	901-406-2891
Phone No.:	901-791-0283	Phone No.:	N/A
Phone No.:	N/A	Phone No.:	N/A

WITNESS the signatures of the parties of the first part the day and year first above written.

VINTAGE HOMES OF MISSISSIPPI, LLC
BY: *Ryan E. Byrne*
RYAN E. BYRNE, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, Ryan E. Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Assistant Secretary of VINTAGE HOMES OF MISSISSIPPI, LLC, the within named bargainer, and who, being authorized so to do, executed the foregoing instrument for he purposes therein contained, by signing the name of the limited liability company as Assistant Secretary.

_____(Notary Public)

My commission expires: _____"

(Affix official seal, if applicable)

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018