

4/27/10 1:51:29
DK W BK 631 PG 786
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared By: Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138;
901-754-6440, MS Bar # 2492

***PREFERRED TITLE & ESCROW LLC**

Return to:

6089 Apple Tree Drive
Memphis, TN 38116

901-881-6792

SPECIAL WARRANTY DEED

GRANTOR: First Tennessee Bank National Association
165 Madison Ave.
Memphis, TN 38103
Phone: 901-523-4883

GRANTEE: Masheta Oden
4855 Spike Ln.
Horn Lake, MS 38637
Phone: 901-831-2401
NA

THIS INDENTURE, made and entered into this 5th day of April, 2010, by and between **First Tennessee Bank National Association**, GRANTOR, and **Masheta Oden**, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

Lot 141, Section F, Alden Station Subdivision, situated in Section 11, Township 2 South, Range 8 West, Desoto County, Mississippi, as per plat recorded thereof in Plat Book 93, Page 29, in the Chancery Clerk's Office, Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantees, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantees 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 as shown in Plat Book 93, Page 29; Restrictive Covenants of record in Book 251, Page 431; and any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor the day and year first above written.

First Tennessee Bank National Association

Candice Woodworth VP
By: Candice Woodworth, Vice President

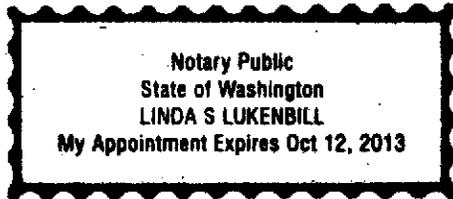
STATE OF Washington
COUNTY OF King

PERSONALLY appeared before me, the undersigned authority in and for the said State and County, within my jurisdiction, the within named **Candice Woodworth**, who acknowledged that she is the **Vice President** and that for and on behalf of said **First Tennessee Bank National Association**, and as its free act and deed, she executed the above and foregoing instrument, after first having been duly authorized by said **First Tennessee Bank National Association** so to do.

WITNESS my hand and Notarial Seal at office this 20th day of April 2010.

My Commission Expires: 10-12-2013

Linda S. Lukenburg
Notary Public



File No.: 9695

EXHIBIT A

Lot 141, Section F, Alden Station Subdivision, in Section 11, Township 2 South, Range 8 West, as shown by plat of record in Plat Book 93, Page 29, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to C & C Builders, LLC by Warranty Deed of record at Book 510, Page 506, dated September 16, 2005, filed September 23, 2005, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, First Tennessee Bank National Association, herein by Substitute Trustee's Deed of record at Book 623, Page 271, dated December 9, 2009, filed December 14, 2009, in the Chancery Clerk's Office of DeSoto County, Mississippi.