

Space Above This Line for Recording Data

Prepared by: **First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

Return to: **George B. Ready Law Office, 140 W. Commerce Street, Hernando, MS 38632 (662) 429-7088**

**WARRANTY DEED**

Grantor(s): **OZ Investments, LLC**  
Address: **980 Hale Road, Pontotoc, MS 38863**  
Phone: **(662) 488-5319**

Grantee(s): **Richard Phillips**  
Address: **3171 Quartz Drive, Hernando, MS 38632**  
Phone: **(901) 490-8107**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the undersigned Grantor, **OZ INVESTMENTS, LLC**, do hereby sell, convey and warrant unto **RICHARD PHILLIPS, a single person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 246, Section "D", Edgewater Subdivision, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 79, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

WITNESS OUR SIGNATURE this 14th day of June, 2010.

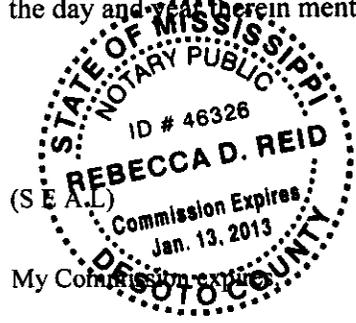
OZ INVESTMENTS, LLC

By: Alanna Bledsoe  
Alanna Bledsoe, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, this 14th day of June, 2010, the undersigned authority of law in and for this jurisdiction, the within named Alanna Bledsoe, who acknowledged to me that she is/are the MEMBER(S) of the limited liability company known as Oz Investments, LLC, and that for and on behalf of said limited liability company and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, she having been first duly authorized to do so.



Rebecca D Reid  
Notary Public

FILE #: S17304