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<b>Prepared by and Return to:</b>  Austin Law Firm, P.A. 6928Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412  File No: S06-10-0398	<b>Grantors Address:</b>  P. O. Box 166  Southaven, MS 38671  Home: <u>N/A</u>  Work: <u>662-893-1500</u>	<b>Grantees Address:</b>  7086 Crape Myrtle Drive  Olive Branch, MS 38654  Home: <u>7-2</u>  Work: <u>563-451-8847</u>
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**WARRANTY DEED**

COLEMAN-BARTLEY ENTERPRISES, LLC  
GRANTOR

TO

SEAN D. KRATZER,  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Coleman-Bartley Enterprises, LLC, do hereby sell, convey, and warrant unto Sean D. Kratzer, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 173, Phase IV, Alexander Crossing P.R.D., located in Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 98, Pages 4 and 5, 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.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 98, Pages 4-5 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 16th day of July, 2010.

COLEMAN-BARTLEY ENTERPRISES, LLC

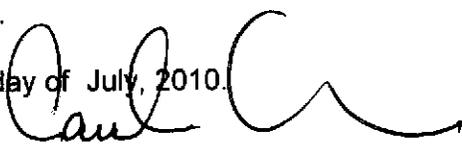
BY: \_\_\_\_\_

Wayne M. Bartley  
Member

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, Wayne M. Bartley, who acknowledged that as Member for and on behalf of and by authority of Coleman-Bartley Enterprises, LLC, a Mississippi Limited Liability Company, 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 16th day of July, 2010.



\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

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