

8/10/10 4:11:40 SS
DK W BK 640 PG 100.0 -
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

8/17/10 3:10:09
DK W BK 640 PG 455
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT WAS PREPARED BY :

Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
Ph: 901-759-3900
File No. 1007061 MN TN 11609

Name and Address of Seller (Grantor):

Michael and Stephanie Ritter
9330 Groveway Cove
Germantown, Tn 38139

Work Phone No.: 901-248-2476
Home Phone No.: 901-830-1196

Name and Address of Buyer (Grantee):

Yueh-Ching Lee Brown
4750 Eiffel Lane
Nesbit, MS 38651
Work Phone No.: NA
Home Phone No.: NA

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th day of August, 2010 and between

Michael Ritter and wife, Stephanie Ritter

herein referred to as Grantor, and

Yueh-Ching Lee Brown

hereinafter referred to as Grantee.

WITNESSETH: That 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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **Desoto**, Mississippi:

Indexing Instructions

Lot 33, Section A, Bonne Terre Subdivision, Section **8**, Township 2 South, Range 8 West, as shown on Plat of record in Plat Book 90, Page 12, in the Chancery Clerk's Office of Desoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by deed of record in Book 528, Page 15, in said Chancery Clerk's Office.

Tax Parcel ID: 2083-0804.0-00033.00

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and restrictive covenants of record including the Declarations of Covenants, Conditions and Restrictions in Warranty Deed Book 489, Page 132; and in Book 478, Page 755, in the Office of the Chancery Clerk of Desoto County, Mississippi; and further subject to Easements of record in Book 46, Page 457, Book 50, Page 230, Book 202, Page 182 and Book 281, Page 783; and further subject to Easement for Sewer, recorded in Book 290, Page 274, Right of Way of record in Book 299, Page 702; Right of way of record in Book 313, Page 333; Right of way of record in Book 300, Page 264 and Right of Way of record in Book 300, Page 264; Book 300, Page 266, Book 391, Page 188, Book 460, Page 692; Book 460, Page 694; Book 497, Page 42 and Book 501, Page 561; and further subject to Reciprocal Easement of record in Book 456, Page 268; and Mayoral Order recorded in Book 490; Page 758, all in the office of the Chancery Clerk of Desoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments

W.B.A.B.

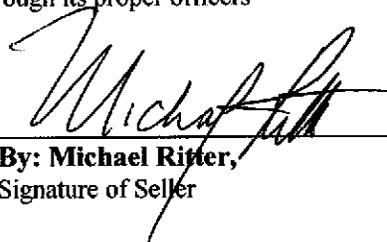
thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

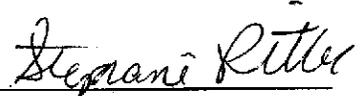
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers



By: Michael Ritter,
Signature of Seller

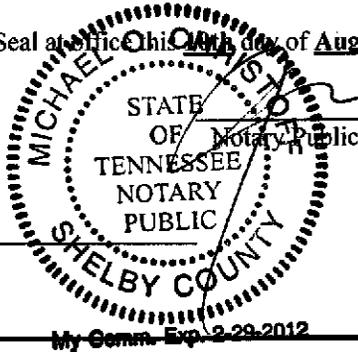


By: Stephanie Ritter
Signature of Seller

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10 day of August, 2010, personally appeared before me, a Notary Public of this county, Michael Ritter and Stephanie Ritter, the within bargainer, with whom I am ~~PERSONALLY~~ **ACKNOWLEDGMENT** personally acquainted (Or prove to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at office this 10th day of August, 2010.



My commission expires: _____

My Comm. Exp. 2-29-2012

Property Address:
4750 Eiffel Lane
Nesbit, MS 38651

Person Responsible for Taxes:

Return to:

~~Prepared by/Return to:~~
WALKER, BROWN & BROWN, P.A.
ATTORNEYS AT LAW
2540 HIGHWAY 51 SOUTH
HERNANDO, MS 38832
662-429-5277