

Prepared by & return to:
Byrne & Associates, PLLC
1326 Hardwood Trail
Cordova, TN 38016
901-737-1922
File No. 2010070019

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th day of August, 2010**, by and between **VINTAGE HOMES OF MISSISSIPPI, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, party of the first part, and **SHAWN CARTER, AN UNMARRIED PERSON**, party 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 63, AREA 5, SECTION A, SNOWDEN GROVE P.U.D., SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN ON PLAT OF RECORD AT PLAT BOOK 95, PAGE 1, IN CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH 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 AT BOOK 534, PAGE 711, IN SAID CHANCERY CLERK'S 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 95, Pages 1-3; Declaration of Covenants, Conditions and Restrictions of record in Book 513, Page 311; Easements of record in Book 46, Page 552, Book 170, Page 470, Book 190, Page 28, Book 278, Page 306, Book 304, Page 36, Book 446, Page 522, Book 521, Page 40 and Book 521, Page 399; Deed restrictions of record in Book 466, Page 450, Book 473, Page 639, Book 505, Page 478 and Book 513, Page 311. 2010 City of Southaven 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	SHAWN CARTER 5544 SAVANNAH PARKWAY SOUTHAVEN, MS 38672-7519
Parcel Number	2072-03110-00063.00	Phone No.:	<u>901-463-0334</u>
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 27th day of August, 2010, 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 bargainor, and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Assistant Secretary.

My commission expires: "

(Affix official seal, if applicable)



Peggy A. Bug (Notary Public)

Mail tax bills to, (Person or Agency responsible for payment of taxes)
REGIONS BANK D/B/A REGIONS MORTGAGE
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244