

Prepared by:
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1326 Hardwood Trail
Cordova, TN 38016
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MS BAR # 9800
File No. 2011090022

*Return to
Cathy Hill & Esen
6397 Goodman #112
Olive Branch MS 38654
662-842-1077
11080385*

WARRANTY DEED

THIS INDENTURE, made and entered into this **26th day of October, 2011**, by and between **VINTAGE HOMES OF MISSISSIPPI, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, party of the first part, and **LEE E. NICKS AND CAROLYN F. NICKS, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, 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 254, ASBURY PLACE, SECTION D, FIRST REVISION OF BERRYDALE SUBDIVISION, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6 WEST, OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD AT PLAT BOOK 99, PAGE 33, IN CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) HEREIN AS SHOWN BY DEED OF RECORD AT BOOK 526, PAGE 219 AND RERECORDED AT, 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 99, Page 33, Plat Book 94, Page 26; Declaration of Covenants, Conditions and Restrictions of record in Book 4923, Page 304, Book 510, Page 776, Book 517, Page 36, Book 535, Page 752, Book 554, Page 469; Easements of record in Book 110, Page 73.. 2011 City of Olive Branch 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	LEE E. NICKS AND CAROLYN F. NICKS 6330 VERA LANE OLIVE BRANCH, MS 38654
Parcel Number	1064-1931-00254	Phone No.:	<u>901-412-1441</u>
Phone No.:	901-791-0283	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

COUNTY OF SHELBY

This day 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 bargainer, and who, being authorized so to do, executed the foregoing instrument for he purposes therein contained, by signing the name of the limited liability company as Assistant Secretary.

Sherry L. Blanchard
(Notary Public)

My commission expires:
4/30/13 "
(Affix official seal, if applicable)



Mail tax bills to, (Person or Agency responsible for payment of taxes)
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018