1/25/12 1:24:35
DK W BK 673 PG 684
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and Return to: Law Offices of Shannon H. Williams, P.C. * MBN#100412 * 5960 Getwell Rd. Ste. 212-B * Southaven, MS 38672 * (662)895-9000 * (662)895-6000 (fax) * RE12-001

INDEXING INSTRUCTIONS: Lot 76, VAIDEN RIDGE, Section 18, Township 3 SOUTH, Range 7 WEST, Plat Book 97, Page(s) 30-31, DeSoto County, MS

SPECIAL WARRANTY DEED

BANK OF BARTLETT
6281 STAGE ROAD
BARTLETT, TN 38134
Phone: 901-382-66606

GRANTOR

TO

JOHNNY COLEMAN BUILDERS, INC.
P.O. BOX 166
SOUTHAVEN, MS 38671
Phone: 662-893-1500

GRANTEE

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BANK OF BARTLETT** does hereby sell, convey and specially warrant unto **JOHNNY COLEMAN BUILDERS, INC.**, IN FEE SIMPLE, the following described property located in DeSoto County, Mississippi:

> Lot 76, VAIDEN RIDGE as located in Section 18, Township 3 South, Range 7 West, DeSoto County, MS, as shown on plat of record in Plat Book 97, Pages 30-31, in the Office of the Chancery Clerk, DeSoto County, MS.
>
> Property more commonly known as: LOT 76, VAIDEN RIDGE, HERNANDO, MS 38632.

THIS CONVEYANCE AND SPECIAL WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. Mineral reservations and conveyances, if any, by prior owners.
2. All rights of way and easements of record.
3. All of the terms and conditions of zoning of HERNANDO, DeSoto County, Mississippi.
4. All possessors in possession at the time of execution of this instrument.
5. All ad valorem taxes for the current year and subsequent years.

WITNESS the signature of the Grantor, this the 18 day of January, 2012.

BANK OF BARTLETT

BY: Chris Willoughby
CHRIS WILLOUGHBY

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for said county and state, the within named CHRIS WILLOUGHBY who acknowledged that he is the VICE PRESIDENT and SPECIAL ASSETTS OFFICER of the BANK OF BARTLETT, a TENNEESSEE CORPORATION, who acknowledged that they signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned as their act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 18th day of January, 2012.

Jessica H. McClain
NOTARY PUBLIC

JESSICA H. McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

My Commission Expires:
9-5-12

RE12-001