

Prepared by and return:
PREFERRED TITLE & ESCROW LLC
6089 APPLE TREE DRIVE
MEMPHIS, TN 38115
901-881-6792
901-881-6793

Grantors:
Jason D. Bridgewater and Amy L. Bridgewater

982 White Pine Drive
Southaven, MS 38671

Phone number: 901-340-5152

Phone number: n/a

Grantee(s):

Ramona L. Dale

5843 Eaton Cove

Olive Branch, MS 38654

Phone number: 901-361-1489

Phone number: n/a

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of June, 2012 by and between Jason D. Bridgewater and Amy L. Bridgewater, husband and wife, party of the first part, and Ramona L. Dale, Married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to wit:

LEGAL DESCRIPTION

Lot 92, Section B, Lexington Crossing Subdivision, Section 2, Township 2 South, Range 6 West, as shown on plat of record in Book 78, Page 32-33, in the 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 grantors, Jason D. Bridgewater and Amy L. Bridgewater, husband and wife, at Book 0453, Page 0394 in the Chancery Clerk's Office of Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2012 City of Olive Branch real property taxes and 2012 Desoto County, Mississippi real property taxes, being liens not yet due and payable, subject to Subdivision Restrictions, Building Lines of record recorded at Plat Book 78, Pages 32-33, amended at Instrument No. 446-720, in the Chancery Clerk's Office of Desoto County, Mississippi.

Declarations of Restrictive Covenants of record all recorded in said Chancery Clerk's Office and encumbrances or claims thereof, which are not shown by public records, or attaching subsequent to the effective date hereof but prior to the date the proposed purchaser acquires the property covered in this Warranty Deed, all being of record in said Chancery Clerk's Office of Desoto County, Mississippi, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

[Signature]
Jason D. Bridgewater

[Signature]
Amy L. Bridgewater

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 25th day of June 2012, before me the undersigned Notary Public of the State and County aforesaid, personally appeared, Jason D. Bridgewater and Amy L. Bridgewater, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day June 2012.

[Signature]
Notary Public
My Commission Expires: 11/28/15

Property Address: 5843 Eaton Cove, Olive Branch, MS 38654
Parcel ID: 2-06-1-02-12-0-00092.0

Mail Tax Bills To:

Ramona L. Dale
5843 Eaton Cove
Olive Branch, MS 38654

Firm File #: 12-1461

STATE OF Tennessee
COUNTY OF Shelby

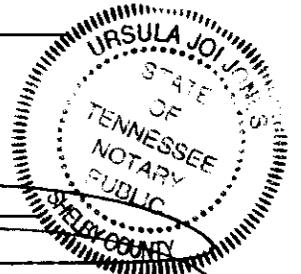


I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$127,000.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[Signature]
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of June 2012.

[Signature]
NOTARY PUBLIC
My Commission Expires



STATE OF
COUNTY OF