

Prepared by & return to:
Byrne & Associates, PLLC
1326 Hardwood Trail
Cordova, TN 38016
901-737-1922
Bar Number: 9800

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of **SEPTEMBER, 2012**, by and between **LENOX HOMES, LLC, a Tennessee Limited Liability Company**, party of the first part, and **TODD A. QUINTON and wife, KELLEY W. QUINTON**, as joint tenants with full rights of survivorship and not as tenants in common, parties 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 20, ANDREWS PARK Subdivision, located in Section 13, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 94, Page 10, 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.

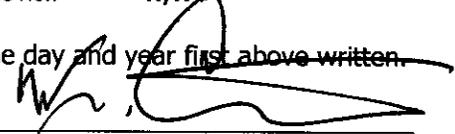
Being a part of the same property conveyed to Grantor(s) herein as shown by Deed of record at Book 689, Page 356, in said Chancery Clerks Office.

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 94, Page 10; Declaration of Subdivision Restrictions, Covenants, Conditions and Easements of record in Book 508, Page 725; Easements of record in Book 37, Page 38, Book 50, Page 111 and Book 54, Page 630. 2012 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	LENOX HOMES, LLC 1326 Hardwood Trail #201 Cordova, TN 38016	Grantee's Address	Todd A. & Kelley W. Quinton 4058 Julia Lane Olive Branch, MS 38654
Parcel Number	2066-13010-00020.00	Phone No.:	662-895-5535
Phone No.:	901-758-9777	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.


WAYNE A. CHRISTIAN, Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, Wayne A. Christian, 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 Chief Manager of LENOX HOMES, 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 Chief Manager.

Sherry L Blanchard
(Notary Public)

My commission expires:
04/30/13 "
(Affix official seal, if applicable)



Mail tax bills to, (Person or Agency responsible for payment of taxes)
Todd A. & Kelley W. Quinton
4058 Julia Lane
Olive Branch, MS 38654