

WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTORS hereby grant and convey to GRANTEES all right, title and interest in the real property hereinafter described.

GRANTORS hereby covenant with, and warrant to, GRANTEES that they have fee title to the property listed herein, that they have the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: Tommy D. Lemmons and Ann M. Lemmons, husband and wife

GRANTEES: Michael C. Pirani and Stephanie B. Pirani, as tenants by the entirety with full right of survivorship and not as tenants in common

SPECIFIC CONSIDERATION:
The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:
State: Mississippi County: DeSoto
Lot 176, Greenbriar Lakes Patio Homes No. 4, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 34, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.
Street Address:
7467 Overlook Drive, Southaven, Mississippi 38671

EXISTING ENCUMBRANCES:
Grantees take title subject to the following encumbrances: all those of record

POSSESSION: Grantees are entitled to possession of the property as follows: Possession is to be given with delivery of the deed.

DATE OF EXECUTION: 4th day of APRIL, 1996.

STATE MS.-DESOTO CO.
FILED *mc*

APR 8 2 48 PM '96

Tommy D. Lemmons
TOMMY D. LEMMONS

Ann M. Lemmons
ANN M. LEMMONS

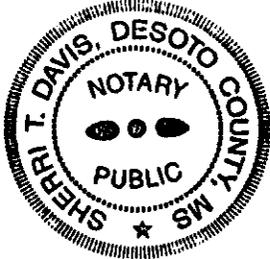
Initial: *AML*

BK 298 PG 579
W.E. DAVIS CH. OLK.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named TOMMY D. LEMMONS and ANN M. LEMMONS, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 4th day of April, 1996.



(SEAL)

SHERRI T. DAVIS, Notary Public

**MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 18, 2000
BONDED THRU STEGALL NOTARY SERVICE**

My Commission Expires: _____

Grantors' Address:
7293 Dogwood Place
Southaven, MS 38671
Home: (601) 393-8126
Work: (901) 224-0109

Grantees' Address:
7467 Overlook Drive
Southaven, MS 38671
Home: (601) 349-2640
Work: (901) 797-7100

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:
CHRISTIAN GOELDNER
ATTORNEY AT LAW
PROFESSIONAL ASSOCIATION
P. O. BOX 1468
SOUTHAVEN, MISSISSIPPI 38671-1468
(601) 342-7700

Initial: AML