

WARRANTY DEED STATE MS. - DESOTO CO.

JAMES A. GUIDI and wife, RITA C. GUIDI
Grantors

May 15 1 32 PM '96

To

BK 300 PG 698
W.F. DAVIS CH. CLK.

TODD C. MILES and wife, JOYE C. MILES
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES A. GUIDI and wife, RITA C. GUIDI, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, TODD C. MILES and wife, JOYE C. MILES, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 22 of Ingrams Mill Acres, Phase II, containing 8.56 acres, located in Section 28, Township 2 South, Range 5 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 37, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by JAMES A. GUIDI and wife, RITA C. GUIDI, in favor of Sidney Lanier Hurdle, Jr., dated November 10, 1994, and recorded in Book 759, Page 431, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$25,247.54, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names in connection with loan made by Signey Lanier Hurdle, Jr. on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record; subject to an easement for utilities and drainage on both sides of the division lines between lots in said subdivision, along the rear lines of the lots and along the right of ways for all public roads shown on said plat. All wells and septic tanks must be approved by the DeSoto County Health Department.

WITNESS the signatures of the Grantors this the 13th day of May, 1996.

James A. Guidi
JAMES A. GUIDI
Rita C. Guidi
RITA C. GUIDI



STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JAMES A. GUIDI and RITA C. GUIDI, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 13th day of May, 1996.

My Commission expires:
November 27, 1999

Grantor's Address:

10679 French Fort, Olive Branch, MS 38654

Home No. 895-3003 Work No. 853-7290

Grantee's Address:

3020 Fairlane, Horn Lake, MS 38637

Home No. 280-9943 Work No. 895-8040

Arthur E. Huggins
Notary Public

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616