

WARRANTY DEED BOOK **312** PAGE **544**

THIS WARRANTY DEED made and entered into this day by and between JAMES B. MCNEIL AND MARY B. MCNEIL, Grantors, and SCOTT A. SOLDAN AND ANGELA M. SOLDAN, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees as tenants by the entirety, with right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 157, Part 8, Summerwood Subdivision, in Section 22, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 26, Pages 15-16, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS.-DESOTO CO.

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3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 17th day of FEBRUARY, 1997.

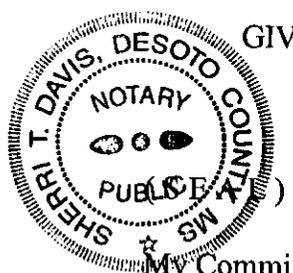
James B. McNeil
JAMES B. MCNEIL

Mary B. McNeil
MARY B. MCNEIL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, JAMES B. MCNEIL AND MARY B. MCNEIL, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 17th day of FEBRUARY, 1997.



Sherri T. Davis
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES ON 10-18-2000
FOR MORE INFORMATION CALL 1-800-368-6868

ADDRESS OF GRANTOR:
4005 Summer Place
Olive Branch, MS 38654
Home: (601) 895-3321
Work: none

ADDRESS OF GRANTEE:
3880 Mary Jane Lane
Olive Branch, MS 38654
Home: (601) 349-9939
Work: (901) 396-6600

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE #997-032