

BK 0345 PG 0522

BK 0344 PG 0249

# WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Thomas E. Tuggle and Linda R. Tuggle, husband and wife, Grantors, and Steven W. Gaines, a married man, Grantee,

### WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantors, 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 Grantee, 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 151, Section G, Kentwood Subdivision, P.U.D. (R-2) in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book, Page 46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her 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.

c:\property\wd

STATE MS. DESOTO CO.  
 JAN 6 4 29 PM '99  
 BK 345 PG 522  
 W.F. ...

STATE MS. - DESOTO CO.  
 DEC 8 2 10 PM '98  
 BK 344 PG 249  
 W.F. ...

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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 Grantors on this the 30th day of November, 1998.

*Thomas E. Tuggle*  
Thomas E. Tuggle

*Linda R. Tuggle*  
Linda R. Tuggle

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

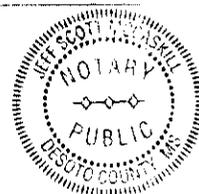
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Thomas E. Tuggle and Linda R. Tuggle, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 30th day of November, 1998.

*Joseph A. McGhee*  
NOTARY PUBLIC

(SEAL)

My Commission Expires: 8/22/2001



MY COMMISSION EXPIRES  
AUGUST 22, 2001

ADDRESS OF GRANTORS:  
193 Old Hwy 51  
HERNANDO, MS 38632  
Home: (601) 781-5441  
Work: (601) 563-4651

ADDRESS OF GRANTEE:  
2885 Waverly Drive  
Horn Lake, Mississippi 38637  
Home: (601) 781-9655  
Work: (901) 573-5614

PREPARED BY AND RETURN TO:  
HOLCOMB DUNBAR, P.A.

P. O. BOX 190  
SOUTHAVEN, MS 38671-0190  
(601) 349-0664 998-955/JSN