

JUN 16 4 21 PM '03

WARRANTY DEED

BK 446 PG 286
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into on this 30th day of May, 2003, by and between PRUDENCE MILLER, a single person, party of the first part, and CHRISTOPHE BADARELLO and wife, WENDY J. BADARELLO, party of the second part.

WITNESSETH: That 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 party of the first part has bargained and sold and does 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, to-wit:

Lot 4, Grandview Lakes Estates Subdivision, in Section 19, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Page 40, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to party of the first part herein by Warranty Deed of record as Book 417, Page 321 in the Register's Office of DeSoto County, Mississippi.

The property herein conveyed is subject to the following: 2003 DeSoto County taxes and 2003 City of Walls taxes, not yet due and payable, which party of the second part agrees to pay; and rights of way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and covenants of record in the Chancery Clerk's Office of DeSoto County, Tennessee, including, but not limited to, Plat Book 23, Page 40, in said Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except as set out hereinabove; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.


PRUDENCE MILLER



STATE OF California
COUNTY OF Marin

Personally appeared before me, a Notary Public in and for said State and County, PRUDENCE MILLER, a single person, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand at office this ^{29th} 20th day of May, 2003.

SRH
Notary Public

My commission expires: 7/12/06

PROPERTY ADDRESS:
8885 Grandview Cove
Walls, Mississippi

MORTGAGEE:
PULASKI MORTGAGE COMPANY
P. O. Box 7200
Little Rock, Arkansas 72217

NAME AND ADDRESS OF PROPERTY OWNER(S):
CHRISTOPHE BADARELLO and wife, WENDY J. BADARELLO
8885 Grandview Cove
Walls, Mississippi

(Grantee)
work # 401-743-1360
home # 815-254-6055

MAIL TAX NOTICES TO:
Pulaski Mortgage Company
P.O. Box 7200
Little Rock, AR 72217

THIS INSTRUMENT PREPARED BY AND RETURN TO:
STACI Y. BLACKWELL *Johnny 901-866-5304*
ARMSTRONG ALLEN, PLLC *Beona 075339*
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
File No. 03052366

T.G. No. MP005845MA-LTIC
Tax Parcel No.: 1084-1401.0-00004.00

State Tax	\$	_____
Register's Fee	\$	1.00
Recording Fee	\$	12.00
TOTAL	\$	_____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$299,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary Reed
Affiant

Subscribed and sworn to before me this 29th June day of May, 2003.

Wm. C. Russell
Notary Public

My commission expires: 11-14-04

Grantor's name, address,
phone no.
Prudence Miller
101 Edwards Ave.
Sausalito, CA 94965
415-244-6757
NA