

STATE MS. - DESOTO CO.  
FILED

JUL 1 2 00 PM '03

PREPARED BY:  
Real Estate Loan Services of TN., Inc.  
5727 Summer Trees #5  
Memphis, TN 38134

BK 447 PG 417  
W.E. DAVIS CH. CLK.

### WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **June, 2003** between **James M. Ivy and Lexie C. Ivy**, GRANTOR, and **Leland S. Pettigo and Cynthia D. Pettigo**, GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Southaven**, County of **DESOTO**, State of Tennessee, more particularly described as follows:

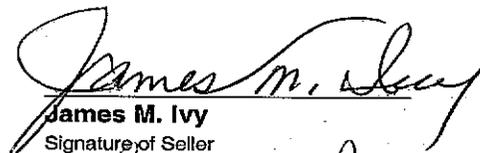
**Lot 3, Section A, First Revision, Dove Meadow Subdivision, in Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown by the plat thereof recorded in Plat Book 29, Pages 30-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made for a more particular description.**

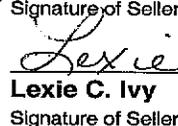
**2003 Taxes not yet due and payable and are hereby assumed. Also subject to subdivision restrictions, building lines, and easements of record recorded in the Register's Office of Shelby County, Tennessee.**

**Being the same property conveyed to James M. Ivy and Lexie C. Ivy by deed of record in Instrument No. 221-327, DESOTO County Register's Office.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

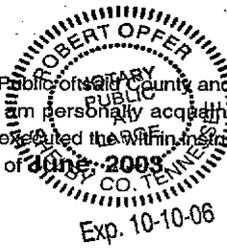
  
**James M. Ivy**  
Signature of Seller

  
**Lexie C. Ivy**  
Signature of Seller

INDIVIDUAL  
STATE OF TENNESSEE )  
COUNTY OF DeSoto )

Personally appeared before me, a Notary Public of said County and State, **James M. Ivy and Lexie C. Ivy**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **June, 2003**



*[Signature]*  
Notary Public

My Commission Expires: \_\_\_\_\_

Name and Address of Property Owner:

**Leland S. Pettigo and Cynthia D. Pettigo**  
**2875 Rasco Road**  
**Southaven, Ms 38672**  
901-603-6349 wk 901-367-3316  
Property Address:

**2875 Rasco Road**  
**Southaven, Ms 38672**

Person Responsible for Taxes:

*same as above*

Grantor: **M James M. Ivy and Lexie C. Ivy**  
6060 Autumn Ponit Cove  
Olive Branch, MS 38654

Parcel #: wk662-429 1466 901-603-7003

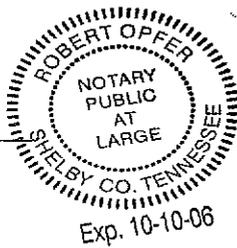
**AFFIDAVIT OF VALUE**

**STATE OF TENNESSEE**  
**COUNTY OF DeSoto**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **\$202,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

*[Signature]*  
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **June, 2003**.



*[Signature]*  
Notary Public

My Commission Expires: \_\_\_\_\_

RETURN TO:  
*+ Prepared by*  
Real Estate Loan Services of TN., Inc.  
5727 Summer Trees #5  
Memphis, TN 38134  
*901-388-3768*

Return To: Real Estate Loan Services  
5727 Summer Trees, Suite 5  
Memphis, TN 38134