

REALTY TITLE

1326 Goodman Road
Southaven, MS 38671
(662)536-1770
File No. 04060256

1/24/05 3:02:55
BK 491 PG 175
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Robert K. Chachin and Aira M. Chachin,

- GRANTORS

Donald E. Phillips and Linda D. Phillips

- GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Robert K. Chachin and Aira M. Chachin do hereby sell, convey and warrant unto Donald E. Phillips and Linda D. Phillips, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1505, Section E, Southaven West Subdivision, situated in Section 22, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 3, Page 27 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, Aira M. Chachin joins in this Deed to convey any homestead rights she may have in the property.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

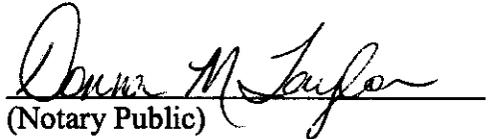
WITNESS our signature this 21st day of December, 2004.


Robert K. Chachin


Aira M. Chachin

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of December, 2004, within my jurisdiction, the within named Robert K. Chachin and Aira M. Chachin, who acknowledged that he/she/they executed the above and foregoing instrument.


(Notary Public)



Grantors' Address:
8940 Browns Fair Rd.
Southaven, MS 38668
Phone # 662-301-5046

Grantees' Address:
2324 Carrolton
Southaven, MS 38671
Phone # 901-281-7666