

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned WALTER CARDONA and wife, MARIA G. CARDONA, hereinafter referred to as the GRANTORS, and RODOLFO GARCIA, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, WALTER G. CARDONA and wife, MARIA G. CARDONA, the GRANTORS do hereby and by these presents sell, convey, and warrant unto RODOLFO GARCIA, the GRANTEE, the hereinafter described real property located in the City of Horn Lake, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 164, Section "E", Wellington Square Subdivision, as situated in Sections 27 & 28, Township 1 South, Range 8 West, DeSoto County, Mississippi as found at Plat Book 49 Page 7 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which plat reference is hereby made for a more particular description of said lot. That further said lot may be found at Plat Book 51 Page 39 which is designated as a "First Revision" of Wellington Square Subdivision.

The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities; all subdivision and zoning regulations in effect in the City of Horn Lake, DeSoto County, Mississippi; to any prior

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reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plats of said subdivision and those as found at Deed Book 284 Pages 98 and 106 and Deed Book 301 Pages 433 and 436 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2005 shall be prorated as of the date of this deed and taxes and assessments for the year 2006 shall be the responsibility of the GRANTEE, and/or his successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 29th day of April, 2005.



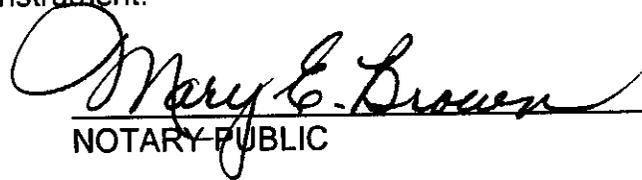
WALTER CARDONA



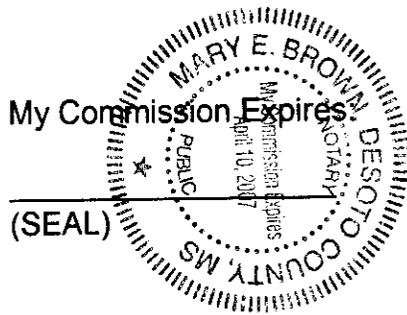
MARIA G. CARDONA

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 29th day of April, 2005, within my jurisdiction, the within named WALTER CARDONA and wife, MARIA G. CARDONA, who acknowledged that they executed the above and foregoing instrument.



NOTARY PUBLIC



GRANTORS' ADDRESS:
7086 Fox Hall Drive
Horn Lake, MS 38637
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:
P.O. Box 711
Horn Lake, MS 38637
RES. TEL.: N/A
BUS. TEL.: N/A

Prepared by:
KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469