

CHRISTINA M. CHUNN PESTIAN AND HUSBAND,  
EDWARD PESTIAN,  
GRANTORS

WARRANTY

TO

DEED

PHILANA J. CHRISTOPHER,  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Christina M. Chunn Pestian and husband, Edward Pestian, do hereby sell, convey, and warrant unto Philana J. Christopher, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 116, Section "B", Ross Pointe Subdivision PUD, located in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 54, Pages 8-9 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 54, Pages 8-9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2005 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 27th day of May, 2005.

*Christina M. Chunn Pestian*  
*Edward Pestian*  
Christina M. Chunn Pestian  
Edward Pestian

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named CHRISTINA M. CHUNN PESTIAN AND HUSBAND, EDWARD PESTIAN, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of May, 2005.

*Leigh Ann Taylor*  
Notary Public

My commission expires:



Grantors Address:  
1189 McGowan Drive  
Southaven, MS 38671  
Home Phone Number: 292-0878  
Business Number: 800-362-2579

Grantees Address:  
1189 McGowan Drive  
Southaven, MS 38671  
Home Phone Number: 502-586-1  
Business Number: 349-9701

Prepared By:  
Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

S05-05-0533

*Austin*