

This document prepared by (and after recording return to):  
Name: Hugh H. Armistead )  
Firm/Company: Title Assurance )  
Address: P. O. Box 609 )  
Address 2: )  
City, State, Zip: Olive Branch, MS 38654 )  
Phone: 662-895-4844 )  
)  
)  
)  
)

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**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I/We **Donna Lee Sikes N/K/A Donna Lee Asbell and husband David Asbell**, hereinafter referred to as "Grantor(s)", does/do hereby sell, convey, and warrant unto **Mario Lugo and wife Johnna Lugo, joint tenants with full rights of survivorship, and not as tenants in common**, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Desoto, State of Mississippi, to-wit:

Lot 1676, Section C, South DeSoto Village Subdivision, as located in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 10, Page 3-8, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donna Lee Sikes at Warranty Deed dated April 11, 1996, in Book 299, Page 6, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to subdivision and zoning regulations in effect in the City of Horn Lake, County of Desoto, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to building, zoning, subdivision and health department regulations set forth with the recorded plat of said subdivision as well as any amendments thereto, and to any prior conveyance or reservation of minerals of every kind and character, that is in, on, or under subject property.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2005 shall be  prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or  paid by Grantees, or  paid by Grantor.

The property herein conveyed  is not a part of the homestead of Grantor, or  is part of the homestead of Grantor.

WITNESS Grantor(s) hand(s) this the 9th day of August, 2005.

Donna Lee Sikes NKA Donna Lee Asbell  
Grantor  
Donna Lee Sikes N/K/A Donna Lee Asbell  
David Asbell  
Grantor  
David Asbell

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this 9th day of August, 2005, within my jurisdiction, the within named Donna Lee Sikes N/K/A Donna Lee Asbell and David Asbell, who acknowledged that (he/she/they) executed the above and foregoing instrument.



Notary Public

Printed Name: Tammie Boop

My Commission Expires:

3/18/2009



**Grantor(s) Name, Address, phone:**

Donna Lee Asbell  
David Asbell  
6725 Kirby Oaks Lane  
Memphis, TN 38119  
901-461-9818  
N/A

**Grantee(s) Name, Address, phone:**

Mario Lugo  
Johnna Lugo  
3730 Carroll Drive  
Horn Lake, MS 38637  
662-280-7366  
901-553-5727

**SEND TAX STATEMENTS TO GRANTEE**