2/06/06 11:03:45
BK 520 PG 511
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

JOSEPH A. LUNATI, JR. and
JUDY LUNATI TICER

TO

ROBERT D. PELTS

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2nd day of, February, 2006, by and between **Joseph A. Lunati, Jr. and Judy Lunati Ticer,** party of the first part, and **Robert D. Pelts**, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

See **Exhibit "A"** attached hereto and made a part hereof for Legal Description.

This conveyance, however, is made subject to City of Southaven and DeSoto County taxes for the year 2006, for which party of the second part assumes and agrees to pay; and subject to any prior conveyance or reservation of minerals of any kind and character, including but not limited to oil, gas, sand and gravel in, on or under the subject property; and subject to Subdivision Restrictions, Building Lines and Easements of record in Book 110, Page 384, Book 120, Page 349 and at Book 386, Page 199; all in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns, in fee simple forever.

THE CONSIDERATION for this conveyance is the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph A. Lunati, Jr.

Judy Lunati Ticer

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared **Joseph A. Lunati, Jr. and Judy Lunati Ticer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument as and for their free act and deed.

Witness my hand, at office, this **2nd** day of **February, 2006**.

Notary Public

DAVID J. JOHNSON
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN

My Commission Expires: 4/10/07

Grantor's Address: Joseph A. Lunati, Jr.
Judy Lunati Ticer
7170 Stout Road
Germantown, Tennessee 38138
Telephone: (901) 210-1112 N/A

Grantee's Address: Robert D. Pelts
336 Grove Hill Place
Memphis, Tennessee 38120
Telephone: (901) 233-1537 N/A

Prepared by and Return To:
David J. Johnson, P.C.
780 Ridge Lake Blvd., Suite 202
Memphis, Tennessee 38120
Telephone: (901) 682-3450

Abstracting/Indexing instructions: South Half of Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi.

EXHIBIT "A"

TRACT III

45.91 acres located in the south half of Section 22, Township 1 South, Range 8 West, of DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at an old axle marking the southeast corner of the southwest one quarter of said Section 22; thence south 89 degrees 19' 08" east along the south line of said Section 205.97 feet to a 2 inch pipe on the west line of the Illinois Central Gulf Railroad (50 feet off center); thence northeastwardly along the west line of said railroad being a curve to the right having a delta angle of 14 degrees 56' 11"; a radius of 2063.97 feet; an arc distance of 538.05 feet to the point of tangency; then continuing along the west line of said railroad north 17 degrees 59' 27" east 474.71 feet to a found ½ inch rebar; thence leaving said railroad north 89 degrees 50' 10" west 439.69 feet to a 2 inch pipe and on the west side of Southaven Creek; thence north 00 degrees 37' 43" east along an old deteriorating cross tie fence line 1590.61 feet to a 2 inch pipe on the south line of Stanton Road (a/k/a Patti Road) said pipe measuring south 00 degrees 37' 43" west 31.62 feet from an old concrete monument fence corner post; thence south 89 degrees 30' 28" west along the south line of said road (35 feet off center line projected east from the improvement to the west) 669.61 feet to a 2 inch pipe; thence leaving said road south 00 degrees 29' 06" west along an old cross tie fence line 2554.81 feet to a 2 inch pipe on the south line of Section 22; thence south 89 degrees 19' 08" east along the south line of said Section being parts of an old deteriorating cross tie fence line 663.08 feet to the point of beginning.