

Prepared by Ferrell Law Firm
9124 Pigeon Roost Avenue
(662) 890-5460

6/25/07 1:36:42
BK 561 PG 789
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy A. Holt, unmarried** Grantors, do hereby convey and warrant unto **Lisa Gill and James L. Gill, wife and husband**, Grantees as joint tenants with rights of survivorship, the following described property situated in Desoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 248, of the Golf Villas of Crumpler Place PUD, Section 32, Township 1 South, Range 6 West as shown on plat of record in Book 65, Pages 38-40, in the Chancery Clerk's of DeSoto County, Mississippi.

Parcel # 1069-32210-00248-00

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of Record at Book 370, Page 7 in said Register's Office.

More Commonly referred to as 7401 Ashlyn Drive, Olive Branch, MS 38654

The above described property is conveyed subject to existing easements and/or rights of way for utilities and/or roadways, whether the same appear of record or not, if any, and subject to all prior valid mineral reservations of record, if any.

WITNESS our signatures this 20th day of June, 2007.


Peggy A. Holt

Ferrell Law Firm
O.B.

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VA

State of _____

County of Argyle

Sworn To, Subscribed and Acknowledged before me on 6/20/2007, by Peggy A. Holt, an unmarried individual who is/are personally known to me or who has/have produced a valid driver's license as identification.

MUHAMMAD MUDDISSER BASHIR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2010

MB
NOTARY PUBLIC
MUHAMMAD MUDDISSER BASHIR
Notary Print Name:
My Commission Expires:

SELLER'S AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared, who, being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. That Affiant(s) has agreed to sell to (Purchaser): Lisa Gill and James L. Gill, husband and wife the following described property:

Lot 248, of the Golf Villas of Crumpler Place PUD, Section 32, Township 1 South, Range 6 West as shown on plat of record in Book 65, Pages 38-40, in the Chancery Clerk's of DeSoto County, Mississippi.

2. That, to the actual knowledge of Affiant, there are no parties who have any interest in said property other than the Purchaser and there are no facts actually known to Affiant which could give rise to a claim being adversely asserted to any of said property, and Affiant has delivered exclusive possession of said property, free and clear of the rights of any tenant or other occupant, EXCEPT:

NONE

3. That other than as shown in Item 1, Affiant has entered into no agreement, contract or commitment for the sale, lease, mortgage, option or creation of any other encumbrance of said property, EXCEPT:

NONE

4. That there are no unrecorded easements or rights-of-way affecting all or any portion of the property.

5. That to the actual knowledge of Affiant, there are no improvements, repairs, additions or alterations performed upon said property within the past 90 days, for which payment has not been made in full; that the Affiant has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the past 90 days; and that there are no parties actually known to Affiant who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations on said property.

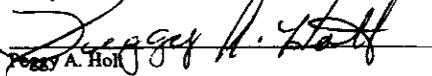
6. That Affiant is is not a citizen of the United States, is of legal age, under no legal disabilities and has never been known by any other name than shown above.

7. That there are no actions or proceedings now pending in any state or Federal Court to which Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments or liens of any nature which constitute or could constitute a charge or lien upon said property.

8. That, there are no matter spending against Affiant that could give rise to a lien that would attach to the property between the disbursing of funds and the recording of the interest to be insured, and that Affiant has not and will not execute any instrument that would adversely affect the title to or interest to be insured.

9. That all association dues in connection with the above described unit/lot (including Homeowner's Association dues and/or Condominium Association dues), if applicable, are current as of the date of this affidavit and affiant has received no notice of any impending or future special assessments from said association.

Affiant makes this Affidavit for the purpose of inducing Old Colonial Title & Closing Services, LLC to issue its Policy or Policies of Title Insurance in connection with the above referenced transaction(s).


Peggy A. Holl

STATE OF VA
COUNTY OF Augusta

Personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, Peggy A. Holt, who acknowledged that they executed and delivered the foregoing instrument on the date mentioned therein and for the purposes expressed therein as their voluntary act and deed.

GIVEN under my hand and official seal on this the 20th day of June, 2007.

Notary Public

My Commission Expires:

MUHAMMAD MUDDISSER BASHIR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES: JUNE 30, 2010

Grantor's Address:

242 W. Edison
Acting Town, VA 22207
Phone No. 662-941-5460

Grantee's Address:

7401 Ashlyn Drive
Olive Branch, MS 38654
Phone No. (662) 890-8995

Mail Tax Bills To:

PHH Mortgage Corporation
P.O. Box 5449
Mounta Laurel, NJ 08054

