

Return To:
Davis Law Firm, P.C.
5185 Getwell Road
Southaven, MS 38671
(662) 893-8542
File # 07-270

Above This Line Reserved For Official Use Only

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 **Dustin Trae Cardone and wife, Christine Frances Cardone** hereinafter referred to as "Grantor(s)", does/do hereby sell, convey, and warrant unto **Herbert Steward and wife Melissa Steward**, as joint tenants with 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 582, Section N, Magnolia Estates, situated in Section 35, Township 1 S, Range 6 W, City of Olive Branch, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 52, Page 43-44, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

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.

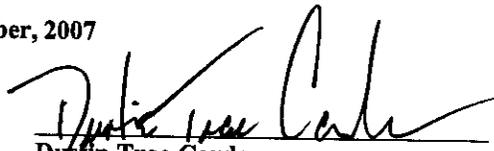
SUBJECT to subdivision and zoning regulations in effect in the City of **Olive Branch**, County of **DeSoto**, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to building, zoning, subdivision and health department regulations 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.

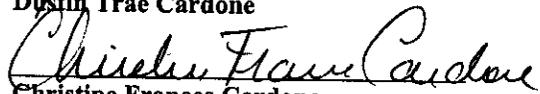
TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2007 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) 28th day of September, 2007

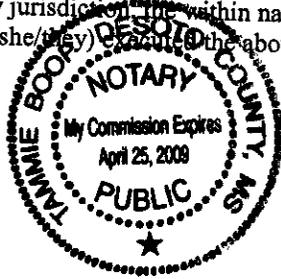

Dustin Trae Cardone


Christine Frances Cardone

Davis

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, on 28th day of September, 2007 within my jurisdiction, the within named **Dustin Trae Cardone and Christine Frances Cardone** who acknowledged that (he/she/they) executed the above and foregoing instrument.



My Commission Expires:

Tammie Boop
Notary Public
Printed Name: TAMMIE BOOP

Grantor(s) Name, Address, phone:

Dustin Trae Cardone
Christine Frances Cardone
267 Dudley Place
Byhalia, MS 38611

HOME: 662-895-0608
WORK: 662-890-3141

Grantee(s) Name, Address, phone:

Herbert Steward
Melissa Steward
6244 Cambridge Dr.
Olive Branch, MS 38654

HOME: 921 357-1420
WORK: N/A

**SEND TAX STATEMENTS TO GRANTEE
PARCEL ID # 1067352500058200**

**PREPARED BY:
TITLE ASSURANCE & ESCROW, INC.
8121 WALNUT RUN
SUITE 200
CORDOVA, TN 38018
901-737-3332
901-737-3302**

AFTER RECORDING, RETURN TO: