

Prepared By &
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7/22/08 10:21:45
BK 589 PG 602
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

REALTY TITLE

7700 Poplar Ave., Suite 200
Germantown, TN 38138
and of (901)259-3282 / (901)757-1282 (fax)
File No. 08030177

WARRANTY DEED

Frank E. Lesikar, Jr. and wife, Nelda S. Lesikar - Grantor(s)

Rebecca Sowell and husband, Timothy D. Sowell - Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Frank E. Lesikar, Jr. and wife, Nelda S. Lesikar do hereby sell, convey and warrant unto Rebecca Sowell and spouse, Timothy D. Sowell, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 522, in Section D of Buena Vista Lake Subdivision, as shown on Plat appearing of record in Plat Book 5, Pages 40-43, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 14, Township 4, Range 8 West, DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 18th day of July, 2008.

Frank E. Lesikar Jr.
Frank E. Lesikar, Jr.

Nelda S. Lesikar
Nelda S. Lesikar

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Frank E. Lesikar, Jr. and Nelda S. Lesikar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2008.

[Signature]
Notary Public

My Commission Expires: _____

(SEAL)



Grantors' Address:

92 Lindsey Dr
Hernando, Ms. 38632

H- 662-449-1667

W- 662-449-1667

Grantees' Address:

1152 Thunderbird Dr. South
Hernando, MS 38632

H- 662-292-5323

W- 662-292-5323