

Return to: Verified Title & Escrow
* **299 S. Walnut Bend, Ste 201**
Cordova, TN 38018
(901)590-2137

8/18/08 8:59:23 ⁵⁵
BK 591 PG 465
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Verified Title & Escrow
299 S. Walnut Bend, Ste 201
Cordova, TN 38018

THIS INDENTURE, made and entered into this **March 27, 2008**, by and between **Kevin McGee and wife, Venesia McGee**, hereinafter referred to as Grantor(s), and **Ian Maisto, a single man**, hereinafter referred to as Grantee(s).

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor(s) has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said Grantee(s) the following described real estate, situated and being in the city of Southaven, County of DeSoto, State of Tennessee:

Lot 99, Section A, Belle Pointe Subdivision, Situated in Section 3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat of record in Plat Book 64, Pages 2-5, 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.

Being the same property conveyed to Kevin McGee and wife, Venesia McGee, tenants by the entirety with full rights of survivorship and not as tenants in common, by Warranty Deed dated 9-20-1999, as recorded in Book 360, Page 139, in the Chancery Clerk's Office, DeSoto County, Mississippi.

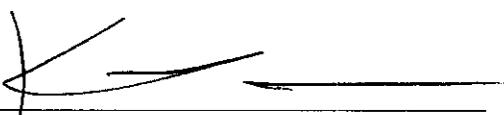
For Informational Purposes Only, the property address is known as:
3773 Roman Forrest Dr, Southaven, MS 38672

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee(s), his/her/their heirs, successors and/or assigns in fee simple forever.

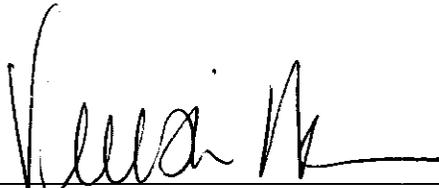
The said Grantor(s) does hereby covenant with the Grantee(s) that the Grantor(s) is lawfully seized in fee of the aforescribed real estate; that he/she/they have a good right to sell and convey the same; that the same is unencumbered except for City of Olive Branch and County of DeSoto taxes for the year of 2008, liens but not yet due and payable; Subdivision restrictions, building lines and easements of record in Plat Book 64, Pages 2-5; Declaration of Covenants, Conditions, and Restrictions of record in Book 341, Page 416, as Amended in Book 341, Page 462, in the Chancery Court Clerk's Office of DeSoto County, Mississippi; Title to all oil, gas, and minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, and that the title and quiet possession thereto Grantor(s) will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor(s) (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.



Kevin McGee



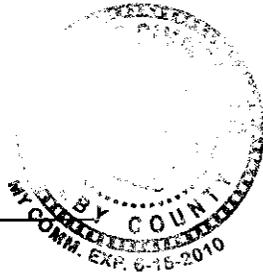
Venesia McGee

STATE OF TENNESSEE)

COUNTY OF SHELBY)

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin McGee and Venesia McGee**, the within named bargainer(s), with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **March 27, 2008**.



[Signature]

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF SHELBY)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

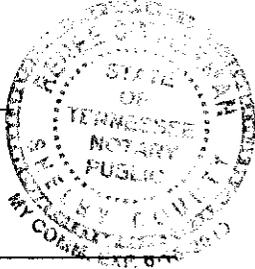
[Signature]

AFFIANT

SWORN TO and subscribed before me this March 27, 2008.

[Signature]

NOTARY PUBLIC



My Commission Expires: _____

Send Tax Bills To: Colonial National Mortgage, a division of Colonial Savings, F. A., 2626 West Freeway, Ft. Worth, TX 76102

Property Owner: Ian Maisto, 3773 Roman Forrest Dr, Southaven, MS 38672

Property Address: 3773 Roman Forrest Dr, Southaven, MS 38672

Parcel ID # 2-07-2-03-03-0-00099

Grantors Address:
Ian Maisto
3773 Roman Forrest Dr.
Southaven, MS 38672
901-292-5306 - phone
901-522-0044 - phone

Grantors Address:
Kevin McGee & Venesia McGee
2785 State Line Rd W.
Southaven, MS 38672
901-301-4178 - phone
462-893-0088 - phone