12/16/08 1:53:53
BK 599 PG 400
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

JOE LUNATI and wife, PEGGY LUNATI

TO

DONALD B. TICER and wife, JUDY LUNATI-TICER and JOSEPH A. LUNATI, JR.

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 31st day of October, 2008, by and between **Joe Lunati and wife, Peggy Lunati** as Tenants by the Entirety with full Right of Survivorship and not as Tenants in Common, party of the first part, and **Donald B. Ticer and wife, Judy Lunati-Ticer,** as Tenants by the Entirety with full Right of Survivorship and not as Tenants in Common and **Joseph A. Lunati, Jr.**, 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.

The said Donald B. Ticer and wife, Judy Lunati-Ticer to hold the described real estate as Tenants in Common with Joseph A. Lunati, Jr.; the said Donald B. Ticer and Judy Lunati-Ticer to hold a one-half (1/2) undivided interest and Joseph A. Lunati, Jr. to hold a one-half (1/2) undivided interest.

This conveyance, however, is made subject to City of Southaven and DeSoto County taxes for the year 2008, 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 Plat Book 43, Page 24, Plat Book 83, Page 4, Plat Book 104, Page 28 and Plat Book 107, Page 32 and Easements of record in Book 41, Page 209, Book 96, Page 74, Book 154, Page 681, Book 198, Page 542, Book 417, Page 215 and Book 417, Page 217; 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, their heirs, 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 signatures of the party of the first part the day and year first above written.

Joe Lunati
Joe Lunati

Peggy Lunati
Peggy Lunati

David Johnson Jd

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STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, personally appeared **Joe Lunati and Peggy Lunati**, 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 31st day of **October, 2008**.

Notary Public

My Commission Expires: 2-23-11

Grantor's Address: Joe Lunati
Peggy Lunati
2550 Germantown Road South
Germantown, TN 38138

Telephone: (901) 210-1112

Grantee's Address: Donald B. Ticer
Judy Lunati Ticer
Joseph A. Lunati, Jr.
7170 Stout Road
Germantown, Tennessee 38138

Telephone: (901) 210-1112

This Instrument Prepared by and Return To:
David J. Johnson, P.C.
1709 Kirby Parkway
Memphis, Tennessee 38120
Telephone: (901) 755-5400

Abstracting/Indexing instructions: Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi.

CBRIGANCE/WARRANTY DEEDS/MISSISSIPPI WARRANTY DEED LUNATI TO TICER, TICER & LUNATI - LOT 11 LUNATI-TAYLOR SD

EXHIBIT "A"

Lot 11, Third Revision of Lunati-Taylor Subdivision, as shown on plat of record in Plat Book 107, Page 32, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which plat reference is given for a more particular description of said property.