

THIS INSTRUMENT
PREPARED BY AND RETURN TO:

SHARON K. ANDERSON, ATTORNEY
46 TIMBER CREEK DRIVE
CORDOVA, TN 38018
901-757-1600

BC
DL
12/11/09 9:50:16
DK W BK 623 PG 184
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

THIS INDENTURE, made and entered into on this **8th day of December, 2009**, by and between

John K. Stauffer,, an unmarried man

party of the first part, and

Dennis C. Cipalla ^{JR.} and **Laura L. Cipalla** party of the second part,
husband and wife, as joint tenants with full right of
survivorship and not as tenants in common

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 party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~ ^{Desoto} State of ~~Tennessee~~ ^{Mississippi}

Lot 11, Haines Subdivision, situated in Section 26, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat recorded in Plat Book 19, Pages 8-10, Chancery Clerk's Office, Desoto County, Mississippi.

This conveyance is made subject to Subdivision Restrictios, Building Lines and Easements of Record in plat Book 19, Pages 8 - 10, all in the aforesaid register's office.

Being the same property conveyed to grantor herein by deed of record at Instrument Number Book 619, Page 357; all in the aforesaid register's office.

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, its heirs, successors and assigns in fee simple forever.

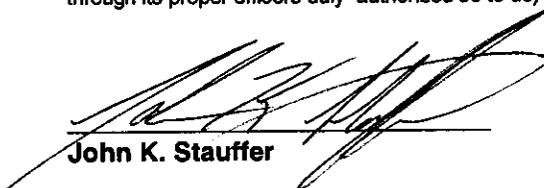
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

2010 Desoto County taxes not yet due and payable

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (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.



John K. Stauffer

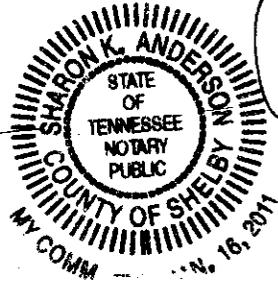
Do. Trust
Jill Ad

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared John K. Stauffer, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 8th day of December, 2009.

My Commission Expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the _____ for the herein Grantors, the within named bargainors, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the grantor as such _____.

Witness my hand and official seal, this 8th day of December, 2009.

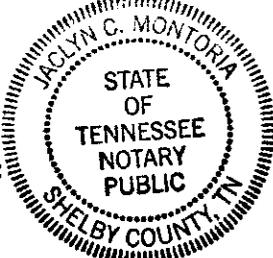
Notary Public

My Commission Expires:

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 \$ 186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of December, 2009.



Notary Public

My Commission Expires:

Property Owner and	NAME / ADDRESS / DE / PROPERTY OWNER / E	PARCEL NO.:
[PROPERTY ADDRESS: and Owner's Address:	SEND TAX BILL TO:	
[Dennis C. Cipalla, JR.	1 Patriot Bank	1
[Laura L. Cipalla	1 Dennis C. Cipalla, Jr.	1 1077-2608.0-00011.00
1 4808 Douglas Drive	1 Attn: Tax Dept.	1
1 Olive Branch, MS	1 354 New Byhalia Road	1
38654	1 ABOA DOUGLAS DRIVE	1
	1 Olive Branch, MS 38654	1
	1 Collierville, TN 38017	1
Grantor:	Grantee:	
John K. Stauffer	Dennis C. Cipalla, Jr. and Laura L. Cipalla	
4808 Douglas Drive	4808 Douglas Drive	
Olive Branch, MS 38654	Olive Branch, MS 38654	
Ph. #: 901-757-1600	Ph. #: 901-837-3528	N/A
N/A		