

Return to:   
First National Title, LLC  
6880 Cobblestone Blvd, Suite 2  
Southaven, MS 38672  
(662) 892-6536  
File# S 17434

WARRANTY DEED	
Grantor(s) name, address and phone: Paul A. Reeder 1386 Riverdale Germantown, TN 38138 Home phone: (901) 833-1389 Work phone: (901) 756-4050	Grantee(s) name, address and phone: Thomas Sabatasso and Shari Sabatasso 7334 Pecan Meadow Drive East Olive Branch, MS 38654 Home phone: 412-475-4012 Work phone: 901-413-9566
Prepared by and after recording return to: Daniel C. Shumake, Esq., MS#100323 Williams, McDaniel, Wolfe & Womack, P.C., 5521 Murray Road, Memphis, TN 38119-3717 (901) 767-8200	
Indexing Instructions: Lot 73, Pecan Ridge, Sec. B. Subdivision, and being in Section 26, Township 1, Range 6, DeSoto County, MS; Plat Book 82, Pages 48-49	

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul A. Reeder**, ("Grantor") does hereby sell, convey, and warrant unto **Thomas Sabatasso and Shari Sabatasso**, as tenants by the entirety with right of survivorship, and not as tenants in common, (collectively the "Grantee") the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 73, Pecan Ridge, Sec. B. Subdivision, situated in Section 26, Township 1 South, Range 6 West, in Desoto County, Mississippi, as per plat thereof recorded in Plat Book 82, page 48-49 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Prior instrument reference: Book 585, Page 591, of the conveyance records of DeSoto County, Mississippi. Sharon Reeder joins herein to surrender any and all right, title and interest she may have acquired in the within named property by virtue of her marriage to Grantor and approve the conveyance.

Grantor warrants and will forever defend title to the land to Grantee, their heirs, successors and assigns; but 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 Olive Branch, DeSoto

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County, Mississippi, and further subject to all applicable building restrictions, building lines and all easements and 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 Grantor agree to pay to said Grantee or their assigns any deficit on an actual proration.

Possession is to be given with delivery of this deed.

WITNESS our signatures in Memphis, Tennessee this 20<sup>th</sup> day of August, 2010.

GRANTOR:

Paul A. Reeder  
Paul A. Reeder

Sharon Reeder  
Sharon Reeder

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Paul A. Reeder and Sharon Reeder, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed and delivered the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Memphis, Shelby County, Tennessee on this 20<sup>th</sup> day of August, 2010.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

Hammack Real Estate & Loan (2010) RE(2010)12313 Mississippi Warranty Deed  
MY COMMISSION EXPIRES:  
APRIL 3, 2013