

Space Above This Line for Recording Data

Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662)429-2680

Return To: SAME

WARRANTY DEED

Grantor(s): **Stephen Piacentini, Jr. and Jenny Piacentini**

Address: 14401 Chapel Ridge, Olive Branch, MS 38654

Phone: 901-766-8640 (Home) — (Work, if any)

Grantee(s): **Curtis O. Gardner and Jan M. Gardner**

Address: 7598 Essayons Drive, Southaven, MS 38672

Phone: 662-404-0737 (Home) NONE (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Stephen Piacentini, Jr. and wife, Jenny Piacentini does/do hereby sell, convey and warrant unto Curtis O. Gardner and wife, Jan M. Gardner, 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:

LEGAL DESCRIPTION: Lot 220, Section F, Southern Trace Subdivision, located in Section 28, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 91, Page 35 in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.

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 31st day of August, 2010.

Stephen Piacentini, Jr.
Stephen Piacentini, Jr.

Jenny Piacentini
Jenny Piacentini

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of August, 2010, within my jurisdiction, the within named Stephen Piacentini, Jr. and Jenny Piacentini, who acknowledged that he/she/they executed the above and foregoing instrument.

Donna M Taylor
(Notary Public)

My commission expires _____

