

PREPARED BY AND RETURN TO:

J Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 10-1260

Indexing Instructions: Lot 2420, Section L, Southaven West Subd,
in Sec 27, T1S, R&W, Plat Book 4, Page 51, DeSoto County, Mississippi

GRANTOR:

The Estate of John F. Castle, Deceased
8526 Grandview Lks. Dr.
Walls, MS 38680
HOME: 662-781-2582
WORK: 901-647-4181

GRANTEE

Nicholas P. Montanaro
7826 Charleston
Southaven, MS 38671
HOME: 662-420-4226
WORK: 901-757-2003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elizabeth C. Cothorn, acting in her official capacity as Executrix of The Estate of John F. Castle, Deceased, and Elizabeth C. Cothorn, Buford Franklin Castle and Glynn Eugene Castle, as the heirs at law and devisees of John F. Castle, Deceased,** do hereby sell, convey and warrant unto **Nicholas P. Montanaro, a single person, as sole owner,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 2420, Section L, SOUTHAVEN WEST SUBDIVISION, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 4, Page 51, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1088-2704.0-02420.00

Property Address: 7826 Charleston Drive, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 28th day of September, 2010.

THE ESTATE OF JOHN F. CASTLE, DECEASED

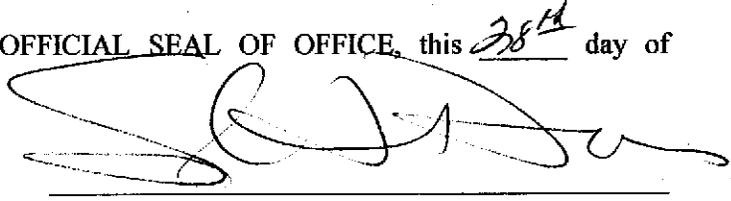
By: Elizabeth C. Cothern (SEAL)
Elizabeth C. Cothern, Executrix, pursuant to
Order in the Chancery Court of DeSoto County,
Mississippi, Chancery Cause #10-03-0478

Elizabeth C. Cothern
Elizabeth C. Cothern, Individually

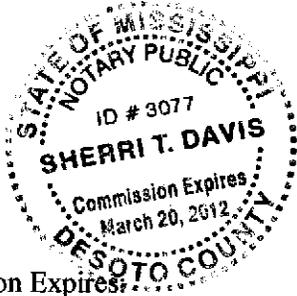
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Elizabeth C. Cothern**, who acknowledged to me that she is the **Executrix of The Estate of John F. Castle, Deceased**, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of September, 2010.



Notary Public



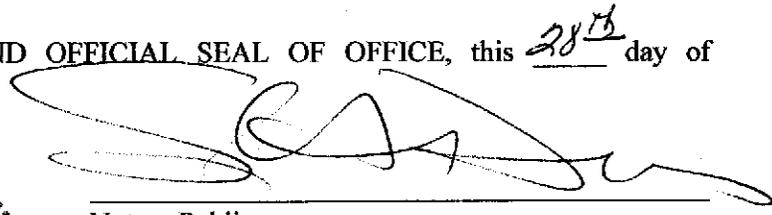
(SEAL)

My Commission Expires:

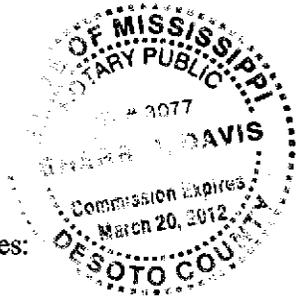
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Elizabeth C. Cothorn** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of September, 2010.



Notary Public



(SEAL)

My Commission Expires:

WITNESS ITS SIGNATURE, on this 28 day of September, 2010.

Buford Franklin Castle
Buford Franklin Castle, Individually

STATE OF MISSISSIPPI ALABAMA
COUNTY OF DESOTO WALKER

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Buford Frankdin Castle who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of September, 2010.



Buford Franklin Castle
Notary Public

MY COMMISSION EXPIRES MAY 15, 2013

My Commission Expires:

WITNESS ITS SIGNATURE, on this 28th day of September, 2010.

Glynn Eugene Castle, Individually
Glynn Eugene Castle, Individually

STATE OF ~~MISSISSIPPI~~ VIRGINIA
COUNTY OF ~~DESOTO~~ CHARLESFIELD

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Glynn Eugene Castle** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of September, 2010.



Karen G. Wall
Notary Public #361243