

**THIS INSTRUMENT PREPARED BY:**

**H. Mark Beanblossom, P.C.**  
**Jamie W. Howell, Jr., Attorney (MS License #2735)**  
**1661 Aaron Brenner, Suite 301**  
**Memphis, Tennessee 38120**  
**(901)758-0500**

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 17th day of September, 2009, by and between Charles R. McCurdy and wife, Pamela G. McCurdy, GRANTORS, party of the first part, and R. Dean Tutor, Jr. and wife, Gena E. Tutor, GRANTEES, As Joint Tenants With Right of Survivorship and not as Tenants In Common, party of the second part.

WITNESSETH: That for and inconsideration 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 City of Olive Branch, County of DeSoto, State of Mississippi.

**Indexing Instructions:**

Lot 50, Section B, Birdsong Subdivision, in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat of record in Plat Book 61, Page 39, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to the Grantors herein by Warranty Deed of record in Book 455, Page 178, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to the 2009 City of Olive Branch and 2009 DeSoto County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay and further subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 61, Page 39, also subject to Deed Restrictions at Book 333, Page 632 and Subdivision and Zoning Regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record, all in said Clerk's Office.

It is understood and agreed that the taxes for the year 2009 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then the Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

( ) unimproved

This is ( X ) improved property known as 5732 Eagleston Drive, Olive Branch, MS 38654

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possesses of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of September, 2009.

*Charles R. McCurdy*  
Charles R. McCurdy

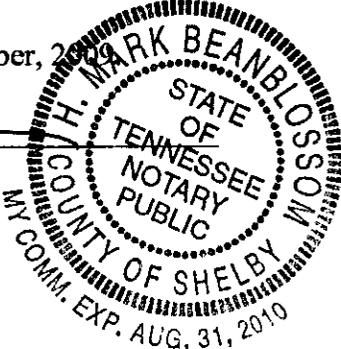
*Pamela G. McCurdy*  
Pamela G. McCurdy

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles R. McCurdy and Pamela G. McCurdy to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of September, 2009.

*[Signature]*  
Notary Public



My Commission Expires: 8-31-10

**SEND TAX BILLS TO:**  
**Financial Federal Savings Bank**  
**6305 Humphreys Boulevard, Suite 100**  
**Memphis, TN 38120**

**AFTER RECORDING RETURN TO:**  
**MIDSOUTH TITLE SERVICES**  
**6305 HUMPHREYS BLVD. #108**  
**MEMPHIS, TN 38120**

**GRANTORS:**  
Charles R. McCurdy and wife  
Pamela G. McCurdy

**GRANTEES:**  
R. Dean Tutor, Jr and wife,  
Gena E. Tutor

*5929 White Ridge Cl. E*  
*Olive Branch, MS 38654*  
HOME: *(901) 870-0056*  
OFFICE: *(901) 755-5115*

*5732 Eagleston Dr*  
*Olive Branch, MS 38654*  
HOME: *(901) 674-4800*  
OFFICE: *(901) 751-0150*