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Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

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WARRANTY DEED

Grantor(s): **Diane Givens**
Address: **8531 Turkey Creek Drive, Olive Branch, MS 38654**
Phone: **901-337-2520**

Grantee(s): **Brian Till**
Address: **5797 Southridge Drive, Olive Branch, MS 38654**
Phone: **901-268-9104**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Diane Givens** does/do hereby sell, convey and warrant unto **Brian Till, a single person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: Lot 24, Section B, Southridge Estates Subdivision, situated in Section 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 43, Page 15 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, Kenneth R. Givens, husband of Diane Givens, joins in this Deed to convey any homestead, marital or any other rights he may have or hereinafter acquire in said property by virtue of his marriage to Diane Givens.

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 4th day of December, 2009.

Diane Givens
Diane Givens

Kenneth R. Givens
~~Kenn Givens~~ GE
Kenneth R. Givens

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Diane Givens and husband, ~~Ken Givens~~, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2009.

Gail A. Eason
Notary Public

My Commission Expires: _____

(SEAL)

