

Space Above This Line for Recording Data

Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Covenant Escrow Services, 9056 Stone Walk Place, Germantown, TN 38138,  
901-759-0409  
10-00313

**WARRANTY DEED**

Grantor(s): **Ryan D Browning f/k/a Ryan D Cooper and Rachel Browning**  
Address: **6764 Clarmore Drive**  
**Olive Branch, MS 38654**  
Phone: **901-753-7995 (Home)** **901-494-2827 (Work, if any)**

Grantee(s): **Victoria Poellnitz**  
Address: **10721 Wyckford Dr.**  
**Olive Branch, MS 38654**  
Phone: **318-393-8046 (Home)** **N/A (Work, if any)**

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 which is hereby acknowledged, I, the undersigned Grantor, **RYAN D BROWNING f/k/a RYAN D COOPER** and wife, **RACHEL BROWNING**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of her marriage to **Ryan Browning f/k/a Ryan Cooper**, do hereby sell, convey and warrant unto **VICTORIA POELLNITZ**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 85, Sec B, Lexington Crossing Subndivision, located in Section 2, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 78, Page 32, in the Chancery Clerk's Office of DeSoto County, Mississippi.**

Said lands are 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.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

WITNESS MY SIGNATURE this 25 day of August, 2010.

[Signature]  
Ryan D Browning f/k/a Ryan D Cooper

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25<sup>th</sup> day of August, 2010, within the jurisdiction, the within named Ryan D Browning f/k/a Ryan D Cooper, who acknowledged that he executed the above and foregoing instrument.



[Signature]  
Notary Public

WITNESS MY SIGNATURE this 25 day of August, 2010.

[Signature]  
Rachel Browning

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of August, 2010, within the jurisdiction, the within named Rachel Browning, who acknowledged that she executed the above and foregoing instrument.



[Signature]  
Notary Public