

W.E. Davis
10/05/11 10:30:30
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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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

J Return to: **First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536**

WARRANTY DEED

Grantor(s): **John Tyler Jenkins and James Wesley Luttrell**
Address: **5493 Alexandria Lane
Southaven, MS 38671**
Phone: **901-289-3174 / None**

Grantee(s): **Wanda D. McCullar**
Address: **1444 Peppermill Dr N.
Southaven, MS 38671**
Phone: **901-485-7760 / None**

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, We, the undersigned Grantors, **JOHN TYLER JENKINS AND JAMES WESLEY LUTTRELL**, do hereby sell, convey and warrant unto **WANDA D. MCCULLAR**, 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 170, Section C, Ross Pointe Subdivision, situated in Section 2, Township 2 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof in Plat Book 54, Pages 10-11, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

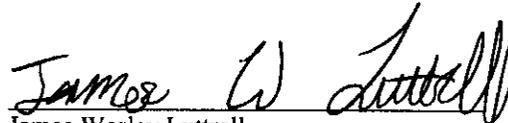
Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference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

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 30th day of September, 2011.


John Tyler Jenkins


James Wesley Luttrell

STATE OF MISSISSIPPI

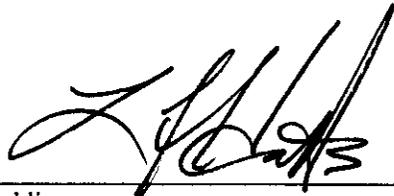
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2011, within the jurisdiction, the within named John Tyler Jenkins and James Wesley Luttrell, who acknowledged that they executed the above and foregoing instrument.



(S E A L)

My Commission expires:


Notary Public

FILE #: S18813