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X 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

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

WARRANTY DEED

Grantor(s): James W. Luttrell and Kristina Luttrell
Address: 5900 Paloma Drive
Olive Branch, MS 38654
Phone: 901-268-7772 / None

Grantee(s): Timothy Vaskas Birken
Address: 5728 Bedford Loop West
Southaven, MS 38672
Phone: 901-547-0915 / 864-316-1258

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, JAMES W. LUTTRELL and wife, KRISTINA LUTTRELL, do hereby sell, convey and warrant unto TIMOTHY VASKAS BIRKEN, a married 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 502, Area 13, Section B, Snowden Grove PUD, located in Section 3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 103, Pages 38-39, 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.

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

WITNESS OUR SIGNATURES this 20th day of December, 2011.

James W. Luttrell
James W. Luttrell

Kristina Luttrell
Kristina Luttrell

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of December, 2011, within the jurisdiction, the within named James W. Luttrell and Kristina Luttrell, who acknowledged that they executed the above and foregoing instrument.

L. B. [Signature]

Notary Public

(SEAL)

My Commission expires:



FILE #: S19115