

This Instrument Prepared By & Return To:  
Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138;  
901-754-6440, MS Bar #2492

**WARRANTY DEED**

Grantor's Address: Darron E. Perkins & Jacqueline Perkins  
PO Box 1313  
Olive Branch, MS 38054  
Home #: 901-848-4550  
Work #: 901-848-6197

Grantee's Address: Terry T. Tutor  
5858 Lancaster Dr.  
Olive Branch, MS 38054  
Home #: 901-754-6440  
Work #: N/A

THIS INDENTURE, made and entered into this 27<sup>th</sup> day of **December 2011**, by and between, **Darron E. Perkins and wife, Jacqueline Perkins**, GRANTORS herein, and **Terry L. Tutor**, a single person, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and do hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of Desoto, State of Mississippi:

**Lot 71, Section B, Lexington Crossing Subdivision, in Section 2, Township 2 South, Range 6 West, as shown in Plat Book 78, Page 32, in the Chancery Court Clerk's Office of Desoto County, Mississippi, to which recorded plat reference is made for a more particular description.**

**Being the same property conveyed to Grantors herein by Warranty Deed of record in Book 435, Page 686 in said Chancery Clerk's Office.**

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantors does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 78, Pages 32; Restrictive Covenants in Plat Book 382, Page 541 and Plat Book 391, Page 585; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

Darron E. Perkins  
Darron E. Perkins

Jacqueline Perkins  
Jacqueline Perkins

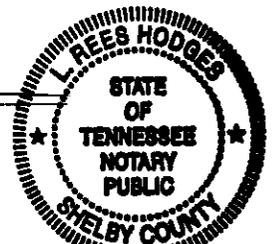
STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Darron E. Perkins and Jacqueline Perkins**, to me known, (or proved 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 for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27<sup>th</sup> day of December 2011.

My Commission Expires: 1/19/14

L. Reas Hodges  
Notary Public



MY COMMISSION EXPIRES:  
JANUARY 19, 2014