

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road, Suite 2
Southaven, MS 38671
(662) 349-3930
File # 06-1184

Indexing Instructions: Lot 47 Sec A Kentwood Subd
Horn Lake, De Soto County, Mississippi

WARRANTY DEED

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 all of which is hereby acknowledged, **Melissa A Childers, who acquired title as Melissa C. Stanfill, and husband, James Christopher Childers, who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, he may have in and to the subject property by virtue of his marriage to Melissa A. Childers, do hereby sell, convey and warrant unto Lawrence Tyler, a married person, as sole owner, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi more particularly described as follows, to-wit:**

Lot 47, Section "A", KENTWOOD SUBDIVISION, PUD (R-3), in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 39, Pages 4-5, in the office of the Chancery Clerk of DeSoto County, Mississippi

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by her.

THIS conveyance is 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 warrants that Melissa A. Childers and Melissa C. Stanfill are one and the same person.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

repa

WITNESS MY SIGNATURE, on this 22nd day of December, 2006.

Melissa A Childers (SEAL)
Melissa A Childers

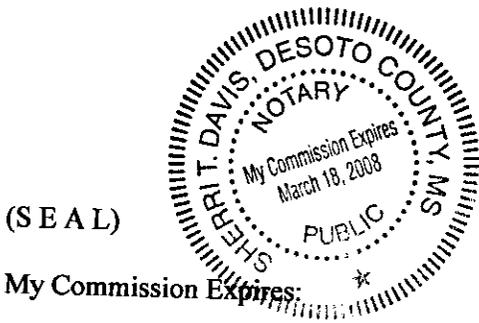
James Christopher Childers (SEAL)
James Christopher Childers

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Melissa A Childers and James Christopher Childers, who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 22nd day of December, 2006.

[Signature]
Notary Public



GRANTOR:
Melissa A Childers
6514 Scenic Hollow
Walls, MS 38680
HOME: 901-262-2169
WORK: 901-491-6374

GRANTEE
Lawrence Tyler
3741 Heathenglen
Horn Lake MS 38637
HOME: 878-995-4075
WORK: 901-579-2489