

**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 # 07-1010

Indexing Instructions: Lot 603, Sec B, Desoto Village 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, **Mary C. Erby, an unmarried person** does hereby sell, convey and warrant unto **Billy M. Metcalf, 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 603, Section B, DeSoto Village Subdivision, in Sections 33 & 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 16-21, 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 Grantor herein acquired title as a joint tenant with full right of survivorship and not as tenants in common with Thomas Rex Erby, Deceased, who passed away October 7, 1998, as evidenced by death certificate, a copy of which is available from the State of Tennessee, Office of Vital Records.**

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

Select

2

WITNESS MY SIGNATURE, on this 23<sup>rd</sup> day of January, 2007.

*Mary C. Erby* (SEAL)  
Mary C. Erby

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 **Mary C. Erby, an unmarried person** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 23<sup>rd</sup> day of January, 2007.

*[Signature]*

Notary Public



(SEAL)

My Commission Expires

GRANTOR:

Mary C. Erby

*3856 Bonker Dr.  
Blue Branch MS-38654  
HOME: 901-487-0033  
WORK: 662-349-3420*

GRANTEE

Billy M. Metcalf

*716 E Broadway  
West Memphis ARK  
HOME: (901) 491-0850 73301  
WORK: (901) 405-1298*