

4/25/07 3:09:17 ps  
BK 556 PG 648 P2  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**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 # 07-1136**

Indexing Instructions: Lot 1995 Sec J, 1st Rev, Greenbrook Subd.  
Southaven, DeSoto 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, **George D. Yarberry and Deborah Yarberry, husband and wife** do hereby sell, convey and warrant unto **Kenneth L. Lubbers and Wanda F. Lubbers, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:

**Lot 1995, Section J, First Revision, Greenbrook Subdivision, located in Section 30, Township 1, Range 7 West, DeSoto County, Mississippi, and recorded in Plat Book 15, Page 16 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 grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

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.

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

*Select  
Title*

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WITNESS OUR SIGNATURES, on this 23rd day of April, 2007.

*George D. Yarberry* (SEAL)  
George D. Yarberry

*Deborah Yarberry* (SEAL)  
Deborah Yarberry

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named George D. Yarberry and Deborah Yarberry, husband and wife 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 23rd day of April, 2007.

*[Signature]*

Notary Public

(SEAL)

My Commission Expires



GRANTORS:

George D. Yarberry and Deborah Yarberry

*455 Bayhill Drive  
Memphis, TN 38125*

HOME: 1-901-259-4973  
WORK: 1-901-497-3050

GRANTEE

Kenneth L. Lubbers

*790 Greencliff  
Southaven, MS 38671*

HOME: 662-393-7639  
WORK: 901-283-4302