

**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 # 07-1227**

Indexing Instructions: Lot 67, Phase 2, Arbor Lake Subd.  
Horn Lake, 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, **Charles D. McCracken, Charles R. McCracken and Michael S. McCracken** do hereby sell, convey and warrant unto **David K. Dickson and Joy Renee Dickson, 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 67, Phase 2, Lot 4, Arbor Lake Subdivision, Phase II, situated in Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 81, Page 18, 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 grantees or their assigns any deficit on actual proration and likewise, the grantees agree 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.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

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

Select

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WITNESS OUR SIGNATURES, on this 17th day of August, 2007.

Charles D. McCracken (SEAL)  
Charles D. McCracken

Charles R. McCracken (SEAL)  
Charles R. McCracken

Michael S. McCracken (SEAL)  
Michael S. McCracken

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 Charles D. McCracken, Charles R. McCracken and Michael S. McCracken 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 17th day of August, 2007.



(SEAL)

My Commission Expires

[Signature]  
Notary Public

GRANTORS:  
Charles D. McCracken, Charles R. McCracken and Michael S. McCracken  
4356 Sharon Dr.  
Horn Lake, MS 38637  
HOME: 662-393-6597  
WORK: N/A

GRANTEES  
David K. Dickson and Joy Renee Dickson  
6416 E. Arbor Lake Drive East  
Horn Lake, MS 38637  
HOME: 662-781-9731  
WORK: 662-536-5638