

9/06/07 10:26:43 ⁶⁹
BK 567 PG 757
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT WAS PREPARED BY
Nashoba Escrow Company, LLC
5699 Getwell Road, Building F, Suite 3
Southaven, MS 38672
662-548-9400
File No. 2707003M

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 17th day of August, 2007 and between

**Paul David Erber and Tina Marie Felkey Erber, husband and wife
as joint tenants with full rights of survivorship and not as tenants in common**

herein referred to as Grantor, and

**Lawrence F. Hatten, III and Marie W. Hatten, husband and wife
As joint tenants with full rights of survivorship and not as tenants in common**

hereinafter referred to as Grantee.

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

Lot 139, Section B, Bell Ridge Subdivision, situated in Section 9, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 52, Page 5-6, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by deed of record in Book 327, Page 677, in said Chancery Clerk's Office.

Tax Parcel ID: 2.06.2.09.03.0.00139.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 52, Page 5-6; Declaration of Covenants, Conditions and REstrictions of record at Book 297, page 682, all in the above referenced Chancery Clerk's Office and except for 2007 DESOTO County taxes and 2007 City of Olive Branch not yet due and payable.

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

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Paul David Erber

Paul David Erber,
Signature of Seller

Tina Marie Erber

Tina Marie Erber
Signature of Seller

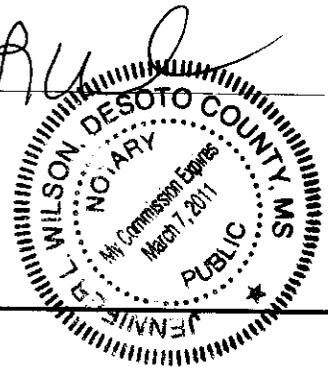
*Nashoba
ami*

STATE OF MISSISSIPPI
COUNTY OF DESOTO

On this 17th day of August, 2007 personally appeared before me, a Notary Public of this county, Paul David Erber and Tina Marie Erber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of August, 2007.

Paul David Erber
Notary Public



My commission expires: _____

Property Address:
8850 Bell Forest
Olive Branch, MS 38654

Name and Address of Buyer (Grantee):
Lawrence F. Hatten, III, his wife, and Marie Hatten
8850 Bell Forest
Olive Branch, MS 38654
Work Phone No.: 901 759 3900
Home Phone No.: 601 917 3005

Person Responsible for Taxes:
Lawrence and Marie Hatten
8850 Bell Forest Drive
Olive Branch, MS 38654

Name and Address of Seller (Grantor):
Paul David Erber, a married woman, and Tina Marie Erber, a married woman
8850 Bell Forest
Olive Branch, MS 38654
Work Phone No.: 901 752 8340
Home Phone No.: N/A

Return to:
Nashoba Escrow Company, LLC
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