

**EBI, INC. formerly EUBANKS & BAILEY INVESTMENT CORPORATION**

**TO:**

**WARRANTY DEED**

**JOHNNY W. HIGDON and wife, LAURA B. HIGDON**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **EBI, INC., formerly EUBANKS & BAILEY INVESTMENT CORPORATION, a Mississippi corporation,** does hereby sell, convey and warrant unto, **JOHNNY W. HIGDON and wife, LAURA B. HIGDON,** as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 102, College Hill Subdivision (P.U.D.), situated in Section 18, Township 2 South, Range 6 West, DeSoto County, Mississippi as per Plat recorded in Plat Book 52, Page 46, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and restrictive covenants and easements of record in College Hill Subdivision (P.U.D.).

The Grantees, by acceptance of this Deed agree to become members of the College Hills Homeowner's Association, a Mississippi non-profit corporation, and be bound by the by-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any mortgages, deeds of trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantees.

It is agreed and understood that taxes for the year 1996 shall be paid by the Grantor and possession is given upon delivery of this Deed.

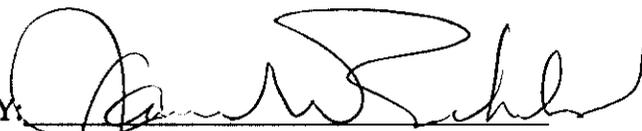
STATE OF MISSISSIPPI  
DE SOTO CO.

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BK. 302 PG 544  
W.E. DAVIS CH. CLK.

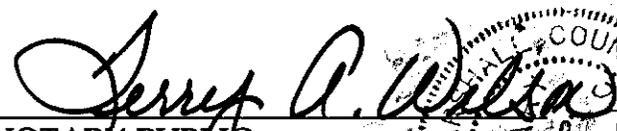
WITNESS THE SIGNATURE of the authorized official of the Grantor, this 13th day of June, 1996.

EBI, INC., formerly EUBANKS & BAILEY INVESTMENT CORPORATION  
a Mississippi corporation

BY:   
JAMES W. EUBANKS  
VICE-PRESIDENT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, on this 13th day of June, 1996, the within named James W. Eubanks, who acknowledged that he is the Vice-President of EBI, Inc., formerly Eubanks & Bailey Investment Corporation, a Mississippi corporation, and that on behalf of said corporation and as its act and deed he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes therein mentioned after being duly authorized by said corporation so to do.

  
NOTARY PUBLIC



MY COMMISSION EXPIRES: Oct. 1, 1998

Grantor's Address:  
P.O. Box 867  
New Albany, MS 38652  
Phone No: 601-534-4774

Grantee's Address:  
4699 Owen  
Memphis, TN 38122  
Home Phone No: 901 767 6313  
Work Phone No: 901 324 0223

Prepared by and return to: James E. Woods, P.O. Box 456  
Olive Branch, MS 38654 (895-2996)