

SEP 21 11 15 AM '98

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 340 PG 92  
W.F. HAGAN CLK.

EDGEWOOD PARTNERS, L.L.C.,  
Grantors  
TO  
ROBERT M. BRANKSTONE, ET AL,  
Grantees

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, We, **EDGEWOOD PARTNERS, L.L.C.**, do hereby grant, bargain, sell, convey and warrant to **ROBERT M. BRANKSTONE and BRENT E. BARNHART, d/b/a STONEHART HOMES**, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

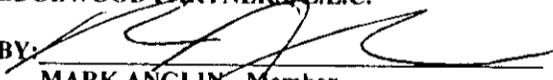
Lot 48, Edgewood Estates PUD, First Addition, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of said subdivision of record in Plat Book 61, Pages 32-33, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 61, Pages 32-33, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1998 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable to Grantees for any unpaid portion of said pro-rata taxes which may be determined upon publication of those taxes. Taxes for the year 1999 and all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.  
Witness our signature, this the 21<sup>st</sup> day of September, 1998.

EDGEWOOD PARTNERS, L.L.C.

BY:   
MARK ANGLIN - Member

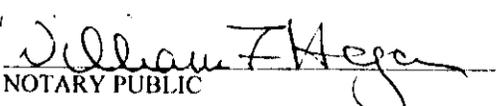
Edgewood Partners, L.L.C.  
3545 Jaybird Road  
Hernando, MS 38632  
Office: (601) 429-0418

Mr. Robert N. Brankstone, et al  
113 Loshier  
Hernando, MS 38632  
Home: (601) 449-4017  
Work: (901) 603-1584

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, **MARK ANGLIN**, acting in his capacity as Member of **EDGEWOOD PARTNERS, L.L.C.**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED** acting in such capacity, as the free and voluntary act and deed of said **EDGEWOOD PARTNERS, L.L.C.**, on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 21<sup>st</sup> day of September, 1998.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
September 23, 2000

