

**WARRANTY  
DEED**

EBI, Inc.,

**GRANTORS**

David R. Ward and Lisa M. Ward,

**GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the EBI, Inc. a Mississippi Corporation does hereby sell, convey and warrant unto David R. Ward and wife, Lisa M Ward, 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, more particularly described as follows, to-wit:

A tract being located in Section 20, Township 2 South, Range 6 West and being more particularly described as follows: BEGINNING AT A POINT IN THE East line of Section 20, 1442.09 feet South 0 degrees 17 minutes 11 seconds West of the Northeast corner of Section 20, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence South 0 degrees 17 minutes 11 seconds West along the East line of Section 20, a distance of 1195.45 feet to a point; thence South 89 degrees 36 minutes 48 seconds West a distance of 825.0 feet to a point; thence North 0 degrees 18 minutes 18 seconds East, a distance of 1195.45 feet to a point; thence North 89 degrees 36 minutes 49 seconds East a distance of 824.61 feet to the point of beginning, containing 985,937.040 square feet or 22.634 acres, more or less, according to the survey of Thomas W. King, Jr., dated July 15, 1992, situated in the Southeast Quarter of the Northeast Quarter of said Section.

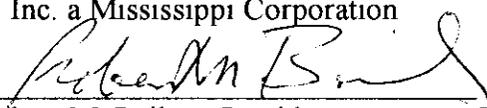
LESS AND EXCEPT: Beginning at a metal "T" post (found) in the east line of Section 20, Township 2 South, Range 6 West, DeSoto County, Mississippi, South 0 degrees 17 minutes 11 seconds West 1442.09 feet from the northeast corner of said Section 20 as measured along the section line, said point also being the northeast corner of the Patricia Dunlap Wallace 22.634 acre tract; thence S 0 degrees 17 minutes 11 seconds West along the east line of Section 20 a distance 375.0 feet to a point that is 50 feet north of the centerline of the ditch; thence North 65 degrees 49 minutes 05 seconds West 901.86 feet to a point that is 50 feet north of the centerline of the ditch; thence North 89 degrees 36 minutes 40 seconds East along the north line of said 22.634 acre tract 823.61 feet to the point of beginning, containing 154,603.7161 square feet or 3.5492 acres.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record. Easement to North Central Mississippi Electric Power Association of record in Book 37, Page 396, 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 on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 15<sup>th</sup> day of April, 2002.

EBI, Inc. a Mississippi Corporation

BY:   
Robert M. Bailey, President

STATE MS. - DESOTO CO.

APR 19 11 14 AM '02

BK 417 PG 133  
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Robert M. Bailey, who acknowledged that he is the President of EBI, Inc., a Mississippi Corporation and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing Warranty Deed, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 15<sup>th</sup> day of

April



Peggy W. Pettigrew  
Notary Public

Grantors' Address:

P. O. Box 7  
Tunica, MS 38676  
(W) 901-488-9803  
(H) Same

Grantees' Address:

910 Green T.Lake Blvd.W.  
Hernando, MS 38632  
(H) 662-429-4776  
(W) N/A