

Prepared by/Return to:
The Blackburn Law Firm, PLLC
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BK 0452 PG 0683

STATE MS. - DESOTO CO.

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BK 452 PG 683
W.F. DAVIS CH. CLK.

EBI, INC., a Mississippi Corporation,)
)
Grantor)
)
TO)
)
Brian Craig Rowan, ET UX)
)
Grantees)
_____)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **EBI, INC., a Mississippi Corporation**, Grantor, does hereby grant, bargain, sell, convey and warrant unto **Brian Craig Rowan and Kristi Yvonne Rowan**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

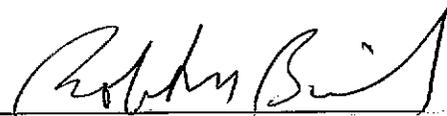
Lot 11, Mallory Woods Subdivision, in Sections 20 & 21, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 72, Page 47, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to public utility easements and zoning, subdivision, and health department regulations of De Soto County, Mississippi, including road rights of way to Mississippi Power & Light as recorded in Book 150, page 330 and Book 170, page 540 and road rights of way to Entergy Mississippi, Inc., as recorded in Book 381, page 196; 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 72, page 47 and in Deed Book 419, page 353 and/or elsewhere, of the records of De Soto County, Mississippi; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 11th day of September, 2003.

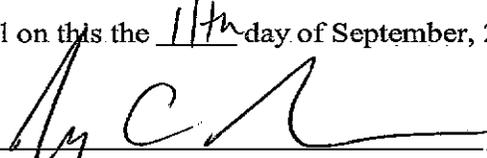
EBI, INC., a Mississippi Corporation

By: 
Robert M. Bailey, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

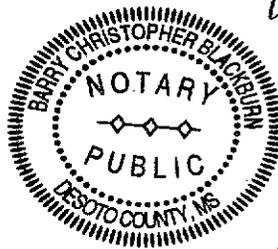
Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of September, 2003, within my jurisdiction, the within named **ROBERT M. BAILEY**, who acknowledged that he is **PRESIDENT** of **EBI, INC., A MISSISSIPPI CORPORATION**, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 11th day of September, 2003.



NOTARY PUBLIC

My Commission Expires:
9.18.2004



Grantor:
EBI, INC.,
a Mississippi Corporation

Grantees:
Brian Craig Rowan &
Kristi Yvonne Rowan

Address:
Box 7
TUNICA MS 38626

Address:
4145 Spring Valley Dr.
Olive Branch, MS 38654

Home Telephone: N/A

Home Telephone: 662-890-3359

Work Telephone: 901-488-9803

Work Telephone: 901-830-8924