

S04-0250

CROSSMANN COMMUNITIES OF )  
 TENNESSEE, LLC, )  
 GRANTOR (S) )  
 )  
 TO )  
 )  
 COLEMAN-BARTLEY ENTERPRISES, LLC )  
 GRANTEE (S) )

WARRANTY DEED

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 which is hereby acknowledged, **CROSSMANN COMMUNITIES OF TENNESSEE, LLC, GRANTOR(S)**, does hereby sell, convey and warrant unto **COLEMAN-BARTLEY ENTERPRISES, LLC, GRANTEE(S)**, the land lying and being situated in DeSoto County, Mississippi, together with all improvements and appurtenances thereon more particularly described as follows, to wit:

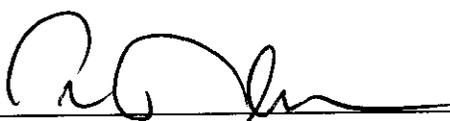
SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION PURPOSES

The warranty in this Deed is subject to right-of-way and easements of record of public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, which are of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Property taxes for the year 2003 have paid by the grantor. Possession is to be given upon closing.

WITNESS my signature this the 26th day of FEBRUARY, 2004.

CROSSMANN COMMUNITIES OF TENNESSEE, LLC

By:   
 \_\_\_\_\_  
 PETER CANALIA/DIVISION PRESIDENT  
 Memphis Division

STATE MS.-DESOTO CO. LL  
 MAR 1 11 07 AM '04 LL

BK 466PG 128  
 M.E. DAVIS CH. CLK.

STATE OF TENNESSEE  
COUNTY OF SHELBY

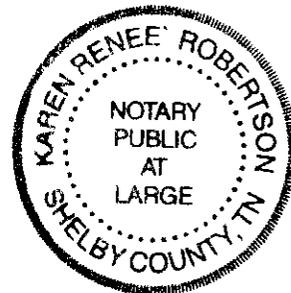
Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared PETER CANALIA, with whom I am personally (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the DIVISION PRESIDENT OF THE MEMPHIS DIVISION OF CROSSMANN COMMUNITIES OF TENNESSEE, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company and that he as such DIVISION PRESIDENT, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 26th day of FEBRUARY, 2004.

  
NOTARY PUBLIC

My Commission Expires:

1/26/05



Grantor's Mailing Address:

4273 Cherry Center  
Memphis, TN 38118  
Telephone (work)# 901-363-5016  
(home)# None

Grantee's Mailing Address:

1314 RebeLah  
Olive Branch MS 38657  
Telephone (work)# N/A  
(home)# 895-3197

**THIS INSTRUMENT PREPARED BY:**  
Fidelity Title and Escrow, Inc.  
1709 Kirby Parkway  
Memphis, TN 38120  
(901) 755-5400

**RETURN TO:**

**EXHIBIT 'A'****To Warranty Deed From Crossmann Communities of TN, LLC****To****Coleman-Bartley Enterprises, LLC****Dated February 26, 2004**

Property Description of Part of the Crossmann Communities of TN, LLC property as described in Book 379, Page 779, in the Southeast Quarter of Section 27, Township 1 South, Range 6 West in Olive Branch, DeSoto County, Mississippi and being more particularly described as follows, to wit:

Commencing at the Southeast corner of Section 27, Township 1 South, Range 6 West in Olive Branch, DeSoto County, Mississippi; thence North 00 Degrees 36 Minutes 37 Seconds West along the east line of said Section a distance of 301.74 feet to an iron pin set at the true point of beginning in the north line of the Osborn property as described in Book 239 Page 279; thence South 88 Degrees 30 Minutes 07 Seconds West along the north line of the said Osborn property and the Meggs, Moore, Young, Rodgers, Tompkins and the Brashear property as described in Book 246 Page 626, Book 165 Page 626, Book 165 Page 517, Book 38 Page 88, Book 207 Page 289, Book 238 Page 355 and Book 284 Page 121 respectively a distance of 1019.32 feet to an iron pin set in the west line of the Brashear property; thence South 18 Degrees 49 Minutes 40 Seconds West along the west line of the said Brashear property a distance of 311.42 feet to a cotton picker spindle set in the south line of said Section 27; thence South 89 Degrees 42 Minutes 15 Seconds West along said section line a distance of 198.53 feet to a cotton picker spindle set; thence North 00 Degrees 30 Minutes 03 Seconds West along the east line of Goodman Hills Subdivision as recorded in Plat Book 27 Page 8, Cruthirds property as described in Book 337 Page 385 and the Frazier property as described in Book 265 Page 352 a distance of 1653.15 feet to a point in the south line of Phase 1, Alexander Crossing P.R.D. as recorded in Plat Book 77 Page 25; thence with the line of Phase 1, Alexander Crossing P.R.D. the following calls:

North 89 Degrees 23 Minutes 23 Seconds East a distance of 269.46 feet to an angle point; thence South 45 Degrees 30 Minutes 03 Seconds East a distance of 593.30 feet to a point; thence North 44 Degrees 29 Minutes 57 Seconds East a distance of 75.76 feet to a point; thence South 45 Degrees 30 Minutes 03 Seconds East a distance of 60.00 feet to a point; thence South 44 Degrees 29 Minutes 57 Seconds West a distance of 75.76 feet to a point; thence South 45 Degrees 30 Minutes 03 Seconds East a distance of 243.00 feet to a point; thence South 72 Degrees 15 Minutes 13 Seconds East a distance of 15.47 feet to a point; thence South 89 Degrees 08 Minutes 30 Seconds East a distance of 41.00 feet to a point; thence South 80 Degrees 56 Minutes 12 Seconds East a distance of 75.85 feet to a point; thence South 53 Degrees 13 Minutes 21 Seconds East a distance of 91.09 feet to a point; thence South 06 Degrees 02 Minutes 18 Seconds East a distance of 36.20 feet to an iron pin set in the west line of the Cornelius property as described in Book 273 Page 274; thence South 00 Degrees 36 Minutes 37 Seconds East along said west line a distance of 120.00 feet to an iron pin set in the south line of the said Cornelius property; thence North 87 Degrees 53 Minutes 10 Seconds East along said south line a distance of 210.01 feet to a cotton picker spindle set in the east line of said Section; thence South 00 Degrees 36 Minutes 37 Seconds East with east line of said Section a distance of 485.28 feet to the point of beginning and containing 30.93 acres more or less.

**INDEXING INSTRUCTIONS:** A tract of land located in the SE 1/4 of Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi.