

JAMES L. HERBERT, JR., GRANTOR

TO

WARRANTY DEED

EBI, INC., GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JAMES L. HERBERT, JR. a/k/a JAMES LAMAR HERBERT, hereby sells, conveys, and warrants unto the Grantee, EBI, INC., a Mississippi Corporation, the land in DeSoto County, Mississippi, being more particularly described as follows:

Tract 1 containing 1.77 acres and Tract 2 Containing 7.43 acres in the Northwest Quarter of Section 10, Township 3 South, Range 7 West, Desoto County, Mississippi, more fully described on Exhibit "A" attached hereto.

The Grantor conveys all of the land he owns at this location whether properly described or not. The conveyance is subject to rights of way and easements for public utilities, public roads, assessments of Short Fork Creek Drainage District, matters which may be shown by an accurate survey of the premises and the rights, if any, of the mortgagee to a 20 foot by 46 foot driveway easement described in the Deed of Trust recorded in Book 702, Page 179.

Taxes for the year 2004 will be prorated as of the date of this Deed. Possession is to be given upon delivery of this Deed.

EXECUTED this the 17th day of March, 2004.


JAMES L. HERBERT, JR.
GRANTOR

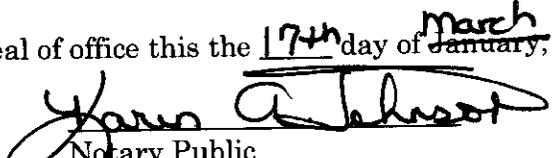
STATE MS. - DESOTO CO. *be*
MAR 18 2 11 PM '04 *be*

467 PG 483
CLERK OF COURSE CH. CLK.

STATE OF MICHIGAN
COUNTY OF Ingham

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES L. HERBERT, JR., who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 17th day of March, 2004.



Notary Public
KAREN A. JOHNSON
Notary Public, Eaton County, MI
Acting In Ingham County, MI
My Commission Expires 04/04/2004

My Commission Expires:
04/04/04

GRANTOR'S ADDRESS: 620 Leshler Place, Lansing, MI 48912
Home #: (517) 332-1379 Bus #: (517) 372-9200

GRANTEE'S ADDRESS: B-4 567 NEW HIRBY MS 38652
Home #: 901-488-982 Bus #: 901-488-9803

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
2540 Highway 51 South
Hernando, MS 38632
662-429-5277
901-521-9292
jw herbert richmond to ebi inc wd 2006

LEGAL DESCRIPTION - TRACT NO. 1:

Begin at an iron stake (set) at the present intersection of the centerline of Bright Road with the easterly line of Getwell Road, said stake being North 84 degrees 04 minutes 59 seconds East 40.00 feet from a "P.K. Nail" (found) at the Northwest corner of the Northwest Quarter of Section 10, Township 3 South, Range 7 West; thence North 84 degrees 04 minutes 59 seconds East 61.27 feet with said centerline to an iron stake (set) at the Northwest corner of Tract No. 2; thence South 12 degrees 59 minutes 08 seconds East 20.00 feet to a "P.K. Nail" (set) in the centerline of an asphalt drive; thence continue South 12 degrees 59 minutes 08 seconds East 13.44 feet (Total distance measured = 33.44 feet) to a "P.K. Nail" (set) at a Southwest corner of Tract No. 2; thence South 69 degrees 59 minutes 43 seconds East 287.83 feet along a Southerly line of Tract No. 2 to an iron stake (set) at a Northwest corner of Tract No. 3; thence South 19 degrees 39 minutes 55 seconds West 180.74 feet along a Westerly line of Tract No. 3 to an iron stake (set) at a Northeast corner of Tract No. 3; thence South 84 degrees 29 minutes 20 seconds West 248.49 feet along a Northerly line of Tract No. 3 to an iron stake (set) in the Easterly line of Getwell Road; thence North 05 degrees 30 minutes 40 seconds West 320.28 feet with the Easterly line of said Road to the point of beginning containing 1.77, more or less, acres of land (77,300.8, more or less, Square Feet) being subject to all codes, regulations and revisions, easements and right-of-ways of record.
Located in Desoto County, Mississippi.

Pt NW 1/4

LEGAL DESCRIPTION - TRACT NO. 2:

For indexing purposes: this property is located in the Northwest Quarter of Section 10, Township 3 South, Range 7 West, DeSoto County, Mississippi.

Begin at an iron stake (set) at the Southwest Corner of Tract No. 1 in the present Easterly line of Getwell Road, said stake being North 84 degrees 04 minutes 59 seconds East 40.0 feet and South 05 degrees 30 minutes 40 seconds East 320.28 feet from a "P.K. Nail" (found) at the Northwest Corner of the Northwest Quarter of Section 10, Township 3 South, Range 7 West, DeSoto County, Mississippi, thence continue South 05 degrees 30 minutes 40 seconds East 338.61 feet with the Easterly line of Getwell Road to an iron stake (set) at the Southwest Corner of Tract No. 3; thence North 84 degrees 29 minutes 20 seconds East 699.00 feet to an iron stake (set) at the Southeast Corner of Tract No. 3; thence North 05 degrees 30 minutes 40 seconds West 623.84 feet along the Easterly line of Tract No. 3 to an iron stake (set); thence North 05 degrees 30 minutes 40 seconds West 40.00 feet (Total distance measured = 663.84 feet) to an iron stake (set) in the approximate centerline of Bright Road; thence South 84 degrees 04 minutes 59 seconds West 120.99 feet with said centerline to an iron stake (set) at the Northeast corner of Tract No. 2; thence South 05 degrees 30 minutes 40 seconds East 40.00 feet along the easterly line of Tract No. 2 to an iron stake (set); thence continue South 05 degrees 30 minutes 40 seconds East 120.80 feet (Total distance measured = 160.80 feet) along the easterly line of Tract No. 2 to an iron stake (set) at the Southeast Corner of Tract No. 2; thence South 84 degrees 20 minutes 20 seconds West 252.64 feet along a southerly line of Tract No. 2 to an iron stake (set) at a Southwest Corner of Tract No. 2 and a Northeast Corner of Tract No. 1; thence South 19 degrees 39 minutes 55 seconds West 180.74 feet along an easterly line of Tract No. 1 to an iron stake (set) at a Southeast Corner of Tract No. 1; thence 84 degrees 20 minutes 20 seconds West 248.49 feet along the Southerly line of Tract No. 1 to the Point of Beginning containing 7.43, more or less, acres of land (323,598, more or less, square feet) being subject to all codes, regulations and revisions, easements and right-of-ways of record.

Located in Desoto County, Mississippi.