

**EBI, INC., a Mississippi Corporation
formerly Eubanks and Bailey Investment Corporation
a Mississippi Corporation**

TO:

WARRANTY DEED

**GREGORY J. MCRAE and wife,
JAMIE MCRAE**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, **EBI, INC., a Mississippi Corporation**, formerly Eubanks and Bailey Investment Corporation, a Mississippi Corporation, does hereby sell, convey and warrant unto, **GREGORY J. MCRAE and wife, JAMIE MCRAE**, as tenants by the entirety with rights of survivorship and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

Lot 136, First Addition, First Revision, College Hills Planned Unit Development, situated in Section 18, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 55, Pages 1-2, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantee herein acknowledges and covenants that it is the Grantee's responsibility to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantee or other property owners or parties as a result of site preparation work carried out by Grantee and his/her subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, Mississippi, and further subject to all easements for public roads and public utilities of record, restrictive covenants for College Hills Planned Unit Development, First Addition, First Revision, Easement to Home Telephone Company recorded in Book 180, Page 8, and Easement to Camp Creek Drainage District recorded in Book 220, Page 16, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

McFall

It is agreed and understood that taxes for the year 2005 shall be prorated as of the date of this instrument and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL, this the 9th day of March, 2005.

EBI, INC., a Mississippi Corporation,
formerly Eubanks and Bailey Investment
Corporation, a Mississippi Corporation

BY: [Signature]
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 the 9th day of March, 2005, within my jurisdiction, the within named ROBERT M. BAILEY, who acknowledged that he is President of EBI, INC., a Mississippi Corporation, formerly Eubanks and Bailey Investment Corporation, 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.

[Signature]
NOTARY PUBLIC



My Commission Expires:

9-15-08

Grantor's Address:
P. O. Box 7
Tunica, MS 38676
Phone: 662-363-0002

Grantee's Address
3880 Lake Village Cove N.
Olive Branch, MS 38654
Home Phone: Same
Work Phone: 901-647-4734

PREPARED BY:
JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456, Olive Branch, MS 38654
(662) 895-2996

AFTER RECORDING RETURN TO:

McFall Law Firm
7105 Swinnea Rd. Suite 1
Southaven, MS 38671
(662)-349-7780