

10/26/05 11:08:09  
BK 512 PG 791  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**WARRANTY DEED**

**EBI, INC., a Mississippi Corporation,**

**GRANTOR**

**TO**

**NEAL LETSON,**

**GRANTEE**

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 of which is hereby acknowledged, EBI, INC., a Mississippi Corporation, does hereby sell, convey and warrant unto NEAL LETSON, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 9, Fountain Gate Subdivision, situated in Section 9, Township 3 South, Range 7 West, DeSoto County, Mississippi as per plat recorded in Plat Book 79, Pages 33-38, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and easements as shown on plat of record and restrictive covenants of record in Fountain Gate Subdivision.

The Grantee herein acknowledges and covenants that it is the responsibility of the Grantee 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 Grantees or other property owners or parties as a result of site preparation work carried out by Grantee and its subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

It is agreed and understood that taxes for the year 2005 shall be prorated and paid by the Grantee when and as due and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE AUTHORIZED OFFICIAL OF THE GRANTOR, this the 17<sup>th</sup> day of October, 2005.

EBI, INC., a Mississippi Corporation

BY: Robert M. Bailey  
ROBERT M. BAILEY, President

Ready

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17<sup>th</sup> day of October, 2005, 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.



Melissa A. Schmidt  
NOTARY PUBLIC

GRANTOR'S ADDRESS:  
P. O. Box 7  
Tunica, MS 38676  
Hm. Phone: N/A  
Wk. Phone: 662-363-2000

GRANTEE'S ADDRESS:  
346 River Birch Trail  
Southaven, MS 38671-9247  
Hm. Phone: (662) 349-9454  
Wk. Phone: (901) 283-9454

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:

George B. Ready  
P.O. Box 127  
Hernando, MS 38632  
(662) 429-7088