

6/27/06 11:21:13  
BK 532 PG 501  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

RETURN TO:  
Covenant Escrow Services  
9056 Stone Walk Place  
Germantown, TN 38138  
~~(901) 759-0409~~

**WARRANTY DEED**

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

**GRANTOR**

**TO**

**JAMES C. ARMSTRONG and wife,  
BRIDGET ARMSTRONG,**

**GRANTEES**

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 JAMES C. ARMSTRONG and wife, BRIDGET ARMSTRONG, as tenants in the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 6, Section "A", Hunters Hollow Subdivision, situated in Section 29, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 96, Page 16, 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, easements as shown on plat of record and restrictive covenants for Hunters Hollow Subdivision. Its is further subject to Right of Way to Mississippi Power and Light as recorded in Book 203, Page 599, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantees herein acknowledge and covenant that it is the responsibility of the Grantees 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. Grantees acknowledge and agree 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 Grantees and their subcontractors and Grantees agree 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 2006 shall be prorated and possession is given upon delivery of this Deed.

*Covenant Escrow*

06-00375

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 9<sup>th</sup> day of June, 2006.

EBI, Inc., 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 9<sup>th</sup> day of June, 2006, 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.



My Commission Expires: 9-19-07

[Signature]  
NOTARY PUBLIC

GRANTOR'S ADDRESS:  
P. O. Box 7  
Tunica, MS 38676  
Hm. Phone: N/A  
Wk. Phone: 662-363-0002

GRANTEE'S ADDRESS:  
9026 Hickory Dr.  
~~Olive Branch, MS 38654~~  
Hm. Phone: ~~662-890-6075~~  
Wk. Phone: 901-360-3368

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

Property Address: Lot 6 Southern Ridge Trail  
Olive Branch, MS 38654

Parcel #: 2069-2906.0-00006.00

New Owners Names: James C. & Bridget Armstrong

~~AFTER RECORDING RETURN TO:~~