

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS INDENTURE, made and entered into this 14TH day of JULY,
2006, by and between **IVY TRAILS, LLC, A MISSISSIPPI LIMITED LIABILITY**
COMPANY, party of the first part, and
FAXONGILLIS HOMES, INC., party of the second
part;

WITNESSETH: That for the consideration hereinafter expressed the said party of
the first part has bargained and sold and does hereby bargain, sell, convey, and warrant
unto the said party of the second part the following described real estate, situated and
being in the city of **Olive Branch, County of Desoto, State of Mississippi**, to-wit:

Lot(s) 235, 236, 241, 242, 250, 251, 269, 270, 271, 275, 276, 279 -----

Asbury Place Subdivision, Section D, a First Revision of Berrydale
Subdivision, Section 19, Township 1 South, Range 6 West, Olive Branch, DeSoto
County, Mississippi, as shown on plat of record in Plat Book 99, Page 33, in the
Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby
made for a more particular description of said property.

The above described property may be filled land or partially filled land and the Seller
makes no representation as to said property being undisturbed land and the Seller is not to
be responsible or liable for any claims of any kind or character because of said property
being filled land or partially filled land.

The Seller or Developer makes no warranty concerning the degree of rainwater inundation
that may result on the aforementioned lot since said inundation can be expected with
rainfall which exceeds the design standards.

Parcel Number(s): 1064-1931-000 235 **00;** 23600; 24100; 24200; 25000; 25100;
26900; 27000; 27100; 27500; 27600; 27900;

TO HAND AND TO HOLD the aforesaid real estate, together with all the
appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the
said party of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows:

WITNESS the signature of the said party of the first part the day and year first above
written.

IVY TRAILS, LLC

EDCO Properties, Inc. - Member

By: W. Terry Edwards
W. TERRY EDWARDS, PRESIDENT

Houston Investment, Inc. - Member

By: Quinn Houston
QUINN HOUSTON, MANAGER

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **W. TERRY EDWARDS, President of EDCO Properties, Inc.** and **QUINN HOUSTON, Manager of Houston Investment, Inc.,** both **MEMBERS of IVY TRAILS, LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Members of IVY TRAILS, LLC.,** the within named bargainer, a limited liability company, and that as such **Members,** they executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as **Members.**

WITNESS my hand and seal at office in Bartlett, Tennessee, this 14TH day of JULY, 2006.

My Commission Expires



Jay Crockett
Notary Public

Grantor's Mailing Address and Phone Numbers:
Ivy Trails, LLC
6551 Stage Oaks Cove, Suite #1
Bartlett, Tennessee 38134
Office Phone#: 901-388-9178

Grantee's Mailing Address and Phone Numbers:
825 Timber Creek Dr., #101
Cordova, TN 38018

Phone#: 901-759-7000

THIS INSTRUMENT PREPARED BY:
EDCO Title & Closing Services, Inc.
6510 Stage Road, Suite 1
Bartlett, Tennessee 38134
(901)382-0470

Prepared By/Return To:
SPARKMAN - ZUMMACH, P. C.
Attorneys at Law
Post Office Box 208
Southaven, MS 38671-0208
662-348-8800
060302

RETURN TO:

EDCO File Number: 06-0479JC