

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned DAVID H. GREGG BUILDERS, LLC, hereinafter referred to as the GRANTOR, and BENJAMIN S. SARTOR and wife, MARTHA C. SARTOR hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, DAVID H. GREGG BUILDERS, LLC, the GRANTOR does hereby and by these presents sell, convey, and warrant unto BENJAMIN S. SARTOR and wife, MARTHA C. SARTOR, as tenant by the entirety with full rights of survivorship and not as tenant in common, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 19, Section "A", Weatherby Place Subdivision, as situated in Section 14, Township 3, South, Range 8 West, DeSoto County, Mississippi as found at Plat Book 94, Pages 20-22 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to the following; all rights of ways and easements for public roads and public utilities; all subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and is also subject to the restrictive covenants, building restrictions and easements of record including

Handwritten signature/initials

but not limited to those as found with the recorded plat of said subdivision at Plat Book 94, Pages 20-22 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2006 shall be prorated among the parties as of the date of this instrument, and all subsequent years including the year 2007, is hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 28th day of November, 2006.

DAVID H. GREGG BUILDERS, LLC

David H. Gregg
By: David H. Gregg
Title: Member

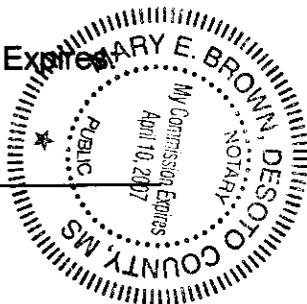
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before, the undersigned authority in and for the said county and state, on this the 28th day of November, 2006, within my jurisdiction, the within named David H. Gregg who acknowledged that he is the Managing Member of David H. Gregg, Builders, LLC, a Mississippi Limited Liability Company and that for and on behalf of the said David H. Gregg Builders, LLC, a Mississippi Limited Liability Company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said David H. Gregg Builders, LLC, a Mississippi Liability Company so to do.

Mary E. Brown
NOTARY PUBLIC

My Commission Expires

4-10-07
(SEAL



GRANTORS ADDRESS:

939 Williams Road
Como, MS 38619
RES. TEL.:N/A
BUS. TEL.:901-461-5736

GRANTEES' ADDRESS:

7627 Meadow Ridge Lane
Olive Branch, Ms 38654
RES. TEL.: N/A
BUS. TEL.: ~~N/A~~ 901-413-3822

Return To:
STROUD & HARPER, PC.
LAWYERS
5779 GETWELL ROAD, C-1
SOUTHAVEN, MISSISSIPPI 38672
(662) 596-5656
FILE # *06-3266*

PREPARED BY:
KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS. 38632
662-429-3469