

EBI LAND, LLC,
a Mississippi Limited Liability Company

TO:

CLASSIC HOMES, LLC OF DESOTO,
a Mississippi Limited Liability Company

WARRANTY DEED

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 LAND, LLC, a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto **CLASSIC HOMES, LLC OF DESOTO, a Mississippi Limited Liability Company**, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lots 7 and 8, CARRIAGE COURT SUBDIVISION, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 102, Page 13, 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 further subject to all easements as shown on plat of record and restrictive covenants for Carriage Court Subdivision. This conveyance is further subject to Rights of Ways to Entergy Mississippi, Inc. recorded in Book 542, Page 171 and Book 549, Page 223, Land Records, 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.

It is agreed and understood that taxes for the year 2007 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 19th day of September, 2007.

EBI LAND, LLC, a Mississippi Limited Liability Company

BY: *Robert M. Bailey*
ROBERT M. BAILEY, Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, on this 19th day of September, 2007, within my jurisdiction, the within named, ROBERT M. BAILEY, who acknowledged that he is a Member of EBI LAND, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized said limited liability company so to do.



Melissa A. Schmitt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-11

Grantor's Address:
P. O. Box 867
New Albany, MS 38654
Phone #662-534-4774

Grantee's Address:
6437 Shenandoah Lane
Olive Branch, MS 38654
Phone # 901-301-5901

PREPARED BY AND RETURN TO:
James E. Woods
Watkins Ludlam Winter & Stennis, P.A.
P.O. Box 1456
Olive Branch, MS 38654
(662) 895-2996

#00931.28925