

Prepared by and Return to: Austin Law Firm, P.A. 6928Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S10-09-0611	Grantors Address: P. O. Box 7 Tunica, MS 38676 Home: <u>N/A</u> Work: <u>662-534-4774</u>	Grantees Address: P.O. Box 568 Southaven, MS 38671 Home: <u>N/A</u> Work: <u>662-890-9696</u>
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WARRANTY DEED

WEDGE, LLC
GRANTOR

TO

MASSEY HOME BUILDERS, INC.,
A MISSISSIPPI CORPORATION
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, Wedge, LLC, do hereby sell, convey, and warrant unto Massey Home Builders, Inc., a Mississippi Corporation, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 269, Phase 7B, Windstone Subdivision, located in Section 26, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 108, Page 44, in the office of the Chancery Clerk of 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

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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 the Grantee and his/her subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

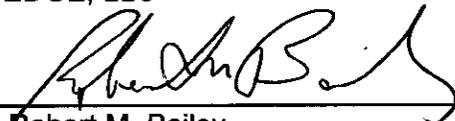
The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all easements as shown on plat of record, and restrictive covenants for Windstone Planned Unit Development.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 104, Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2009 shall be paid by the Grantor herein, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 19th day of November, 2009.

WEDGE, LLC

BY: 
Robert M. Bailey
Managing Partner

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Robert M. Bailey, who acknowledged that as Managing Partner for and on behalf of and by authority of Wedge, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of October, 2009.


NOTARY PUBLIC

My Commission Expires:

