

WARRANTY DEED

GRANTOR:  
EBI LAND, LLC  
P O BOX 867  
NEW ALBANY, MS 38652  
662-534-4774

GRANTEE:  
DISTINCTIVE PROPERTIES BY TRENT ROSS, LLC  
10355 HOLLY SPRINGS ROAD  
HERNANDO, MS 38632  
662-233-0881

PREPARED BY & RETURN TO:  
EBI LAND, LLC  
P O BOX 867  
NEW ALBANY, MS 38652  
662-534-4774

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EBI LAND, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto DISTINCTIVE PROPERTIES by TRENT ROSS, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**INDEXING INSTRUCTIONS:** Lot 3, CARRIAGE COURT SUBDIVISION  
SEC 4, T2S, R7W, PB102 PG 13

Lot 3, 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 responsibility of the Grantee 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 their subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

Taxes for the year 2011 shall be prorated to the date of deed.

Witness the hand and seal of the Grantor, this 1<sup>st</sup> day of April, 2011.

EBI LAND, LLC  
(A Mississippi limited liability corporation)

By: Robert M. Bailey  
ROBERT M. BAILEY, Member

STATE OF MISSISSIPPI  
COUNTY OF UNION

Personally appeared before me, the undersigned authority in and for the state and county aforesaid, Robert M. Bailey, who acknowledged that he is a Member of EBI LAND, LLC, and, being duly authorized, he signed and delivered the above and foregoing warranty deed on the date therein mentioned and for the purposes therein set forth as his own voluntary act and deed.

Witness my hand and official seal, this 1<sup>st</sup> day of April, 2011.

Stacy L. Simpson  
NOTARY PUBLIC

My commission expires:  
8/22/12

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