

WARRANTY DEED

This deed of conveyance this day made by the undersigned, VENTURE ONE, INC., a Tennessee Corporation, hereinafter referred to as the GRANTOR, to and in favor of EDWARD A. RICH, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand this day paid by the GRANTEE to the GRANTOR and for other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, the GRANTOR does hereby and by these presents sell, convey and warrant unto the GRANTEE, a single man, the hereinafter described real property located in the City of Hernando, County of DeSoto, State of Mississippi, and being described as follows:

Lot 17, First Revision of Parkway Village Townhouses Gas Light Village, as shown by plat of said subdivision of record in Plat Book 42, Pages 13-14, of the records of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 12, Township 3 South, Range 8 West.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads, flowage and public utilities, subdivision, health and zoning regulations in effect in the City of Hernando, Mississippi; to the Restrictive Covenants of said subdivision as recorded in Plat book 42, Pages 13 and 14, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and to which reference is hereby made.

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STATE NO. - DESOTO CO. *BC*
PC

SEP 2 11 04 AM '94

BK 275 PG 277
W.E. DAVIS CH. CLK.
by N. Buchanan

Taxes and assessments against said property for the year 1994 shall be prorated as of the date of the deed and taxes and assessments for the year 1995 and all subsequent years are 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 1st day of September, 1994.

VENTURE ONE, INC.

By: [Signature]
BEN H. GRAHAM, JR., PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

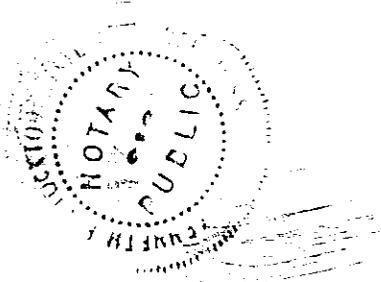
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 1st day of September, 1994, within my jurisdiction, the within named BEN H. GRAHAM, JR., who acknowledged that he is the President of Venture One, Inc., a Tennessee corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires:

My Commission Expires Sept 14, 1995



GRANTOR'S ADDRESS:
P. O. Box 220
Nesbit, MS 38651
RES. TEL.: N/A
BUS. TEL.: 901-387-3721

GRANTEE'S ADDRESS:
2986 South Mendenhall
Memphis, TN
RES. TEL.: (901) 363-5827
BUS. TEL.: N/A

Prepared by:

LAW OFFICE OF A. CINCLAIR MAY
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