

BK 0325 PG 0338

STATE MS. - DESOTO CO.  
FILE

Nov 24 3 25 PM '97

BK 325 PG 338  
W.E. DAVIS CH. CLK.

Prepared by and Return to:  
N. MS Title & Escrow, LLC  
Hugh H. Armistead, Attorney  
P.O. Box 609  
Olive Branch, MS 38654  
601-895-4844

**VENTURE BUILDERS CORPORATION,  
A Mississippi Corporation**

**GRANTOR,  
TO**

**WARRANTY DEED**

**GARY M. CVITKOVICH, ET UX,**

**GRANTEES**

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, **VENTURE BUILDERS CORPORATION, a Mississippi corporation**, the undersigned Grantor, does hereby sell, convey and warrant unto **GARY M. CVITKOVICH and wife, JULIA L. CVITKOVICH**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

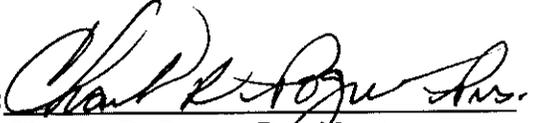
**Lot 10, OAKWOOD ESTATES NORTH SUBDIVISION**, situated in Section 11, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat recorded in Plat Book 49, Page 44, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1997 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS THE AUTHORIZED SIGNATURE OF THE GRANTOR, this the **21st day of November, 1997.**

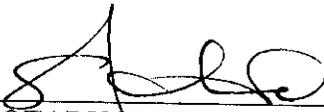
**VENTURE BUILDERS CORPORATION**

BY:   
**Charles R. Pogue, President**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this **21st day of November, 1997**, within my jurisdiction, the within named **CHARLES R. POGUE**, who acknowledged that he is **PRESIDENT** of **VENTURE BUILDERS CORPORATION**, a **Mississippi corporation**, and that for and on behalf of the 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.

  
\_\_\_\_\_  
NOTARY PUBLIC



Grantor's Address: 8479 Hundred Oaks Drive, Germantown, TN 38139  
Home No. n/a; Business No. (901) 335-2814

Grantees' Address: 10030 ADRIAN SPURRS DRIVE, OLIVE BRUSH MS 38654  
Home No. (601) N/A ; Business No. (901) 348-8845