

**WARRANTY DEED**

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**THIS INDENTURE**, made and entered into as of the 6TH day of October, 1997, by and between , party of the first part, **VENTURE BUILDERS CORPORATION**, and **RODNEY RIALES, A MARRIED PERSON**, party of the second part.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Olive Branch, County of DeSoto, Mississippi:

Lot 53, Country Village West Subdivision, located in Section 3, Township 2, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being part of the same property as conveyed to Venture Builders Corporation by Warranty Deed recorded at Instrument Number Book 322, Page 279, in the Register's Office of Shelby County, Tennessee.

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record in Plat Book 52, Page 41 and except for 1997 city and county taxes; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

**VENTURE BUILDERS CORPORATION**

BY: Chal R. Rogue

STATE MS.-DE SOTO CO.  
FILED *me*

DEC 9 3 33 PM '97

BK 324 PG 85  
W.E. DAVIS CH. CLK.

STATE OF TENNESSEE  
COUNTY OF SHELBY

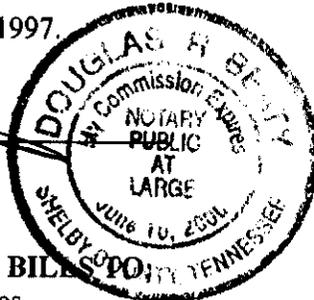
Before me, Douglas R. Beaty, a Notary Public of said County and State, personally appeared Charles Pogue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of VENTURE BUILDERS CORPORATION, the within named bargainer, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 6th day of October, 1997.

My Commission Expires:

6-10-2000

[Signature]  
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:  
AND RETURN TO:  
DOUGLAS R. BEATY, P.C.  
5668 S. REX ROAD #1020  
MEMPHIS, TN 38119

MAIL TAX BILL  
Rodney Riales  
5966 Blocker Street  
Olive Branch, MS 38654

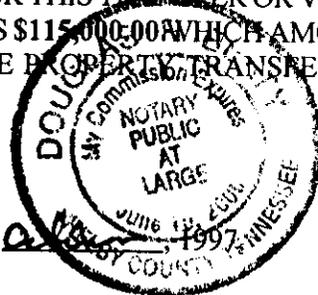
(901) 680-0888

PROPERTY OWNER & ADDRESS:

RODNEY RIALES  
~~5966~~ <sup>5966</sup> BLOCKER STREET  
OLIVE BRANCH, MS 38654  
PARCEL ID# 2062-0300.0-00006.00

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS \$115,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

[Signature]  
AFFIANT



SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF October, 1997.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-10-2000

RECORDING INFORMATION:

Grantee's Address:

Rodney Riales  
5966 Blocker Street  
Olive Branch MS. 38654  
901-680-0563  
901-680-0888

Grantor's Address:

Venture Builders Corp  
Charles Pogue  
P.O. Box 1876  
Cordova, TN 38018  
385-6033-41