

## WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Venture Builders Corporation, Grantor, and Emmie Jean Sharp, a single person, and Charles L. Saulsberry, a single person, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 160, CHATEAU RIDGE SUBDIVISION, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 14, Pages 47-50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

*Baskin*

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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 21st day of November, 2005.

Venture Builders Corporation

*Charles R. Pogue*  
Charles R. Pogue, President

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

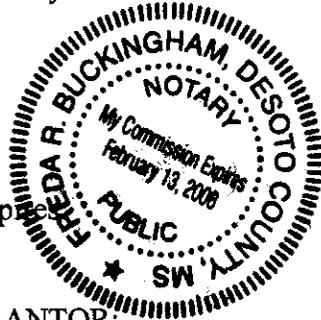
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Charles R. Pogue, who acknowledged to me that he is the President of the corporation known as Venture Builders Corporation, and that for and on behalf of said corporation and as its act and deed he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 21st day of November, 2005.

*Shirley R. Buckingham*  
NOTARY PUBLIC

(SEAL)

My Commission Expires



ADDRESS OF GRANTOR:  
P.O. Box 296  
Olive Branch, Mississippi 38654  
Home: NONE  
Work: 901-351-4347

ADDRESS OF GRANTEEES:  
4551 Royal Place  
Olive Branch, Mississippi 38654  
Home: 901-315-3788  
Work: NONE

**PREPARED BY AND RETURN TO:**  
**BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.**  
**P. O. BOX 190**  
**SOUTHAVEN, MS 38671-0190**  
**(662) 349-0664**

**FILE# 805596/FRB**