



Prepared by and return to:  
Hugh H. Armistead, Attorney  
6515 Goodman Road, Suite 3  
Olive Branch, MS 38654  
(662) 895-4844

**CHARLES R. POGUE,**

**GRANTOR,**

**TO**

**WARRANTY DEED**

**VENTURE BUILDERS CORPORATION,  
A Mississippi Corporation,**

**GRANTEE**

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, I,  
**CHARLES R. POGUE,** do hereby sell, convey and warrant unto **VENTURE BUILDERS  
CORPORATION, a Mississippi Corporation,** the land lying and being situated in DeSoto County,  
Mississippi, described as follows, to-wit:

**1.70 acres, more or less, situated in part of the Southwest Quarter of Section 34,  
Township 1 South, Range 8 West, in the City of Horn Lake, DeSoto County,  
Mississippi,** and being more particularly described as follows:

Beginning at a point in the West line of Ridgewood Drive, said point being the north end of a  
curve having a radius of 20.00 feet located at the Northwest corner of Ridgewood Drive and  
Valleybrook Drive; thence, Southwestwardly and along a curve to the right having a radius of  
20.00 feet a distance of 29.96 feet to a point of tangency in the Northerly line of Valleybrook  
Drive, chord South 32 degrees 05 minutes 55 seconds West a distance of 27.24 feet; thence,  
South 75 degrees 01 minutes 15 seconds West with the Northerly line of Valleybrook Drive a  
distance of 27.51 feet to a point of curvature; thence, Southwestwardly with the Northerly  
line of Valleybrook Drive and along a curve to the left having a radius of 796.90 feet a  
distance of 138.39 feet to a point in Cow Pen Creek, chord, South 70 degrees 02 minutes 45  
seconds West a distance of 138.22 feet; thence, North 29 degrees 47 minutes 55 seconds  
West with Cow Pen Creek a distance of 357.14 feet to a point in the south line of the Board  
of Education of DeSoto County, Mississippi property as described in Deed Book 88, Page  
487; thence, North 89 degrees 42 minutes 45 seconds East with said South line of the Board  
of Education of DeSoto County Mississippi property a distance of 336.56 feet to a point in  
the west line of Ridgewood Drive; thence, South 00 degrees 17 minutes 15 seconds East with  
the west line of Ridgewood Drive a distance of 117.99 feet to a point of curvature; thence,  
southeastwardly with the west line of Ridgewood Drive and along a curve to the left having a  
radius of 636.11 feet a distance of 116.97 feet to the Point of Beginning, chord, South 06  
degrees 17 minutes 10 seconds East a distance of 116.95 feet, and containing 73,015 square  
feet.

Being the same property conveyed to Grantor by Regions Bank on November 1, 2006, and  
recorded in Deed Book No. 543, at Page 360, in the Office of the Chancery Clerk of DeSoto  
County, Mississippi.

Property known municipally as 6285 Ridgewood Drive, Horn Lake, Mississippi, and as  
DeSoto County Tax Parcel No. 1088-3400.0-00034.00.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records, and to any prior reservation or conveyance, together with the release of damages 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 2008 are to be paid by the Grantee, and possession is to take place upon delivery of this deed.

WITNESS MY SIGNATURE, this the 24 day of November, 2008.

*Charles R. Pogue*  
CHARLES R. POGUE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24<sup>th</sup> day of November, 2008, within my jurisdiction, the within named CHARLES R. POGUE, who acknowledged that he executed the above and foregoing Warranty Deed.

*Edwin A. Rogers*  
NOTARY PUBLIC



My Commission Expires 9/28/11

Grantor's Address: P.O. Box 296, Olive Branch, MS 38654  
Home # N/A, Business # (901) 351-4347

Grantee's Address: P.O. Box 296, Olive Branch, MS 38654  
Home # N/A; Business # (901) 351-4347