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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

\* Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100  
Southaven, MS 38672 662-890-7575 *506-10-0378*

**WARRANTY DEED**

Grantor(s): **Venture Signature Homes, LLC**  
Address: **5779 Getwell Rd**  
**Building C, Suite 3**  
**Southaven, MS 38672**  
Phone: **901-461-8092 (Business)**

Grantee(s): **Andee B Wilburn** and wife, Jennifer L. Wilburn  
Address: **1480 Hernando Pointe Cove N**  
**Hernando, MS 38632**

Phone: (Home) *901-484-5750* (Work, if any) *662-393-5273*

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **VENTURE SIGNATURE HOMES, LLC**, do hereby sell, convey and warrant unto **ANDEE B WILBURN, and wife, Jennifer L. Wilburn, as tenants by the entirety with full rights of survivorship\*** 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:

**\*\*and not as tenants in common.**  
**Lot 38, Hernando Pointe Subdivision, in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 90, Pages 33-34, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

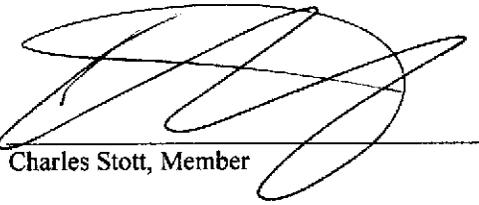
Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

*2*

WITNESS OUR SIGNATURE this 30th day of June, 2010.

VENTURE SIGNATURE HOMES, LLC

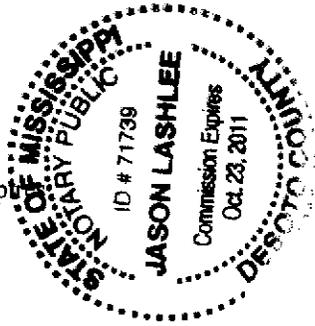
By:   
Charles Stott, Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 30th day of June, 2010, within my jurisdiction, the within named Charles Stott, who acknowledged that he is the Member of Venture Signature Homes, LLC, a Mississippi limited liability company and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

My Commission expires



  
Notary Public

FILE #: S17333