

8/23/10 11:08:41  
DK W BK 641 PG 165  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468  
6858 Swinnea Road, 5 Rutland Place  
Southaven, MS 38671  
(662) 349-3436

Venture Signature Homes, LLC  
5779 Getwell Road  
Building C, Cuite 3  
Southaven, Mississippi 38672  
Work Phone #: 662-429-8092  
Home Phone #: n/a  
GRANTOR

TO

WARRANTY  
DEED

Ricky Eugene Miller and wife, Larissa C. Miller  
709 Shadow View Drive  
Hernando, Mississippi 38632  
Work Phone #: 901-495-7663  
Home Phone #: 662-393-1125  
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 and sufficiency of all of which is hereby acknowledged, Venture Signature Homes, LLC, does hereby sell, convey, and warrant unto Ricky Eugene Miller and wife, Larissa C. Miller, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

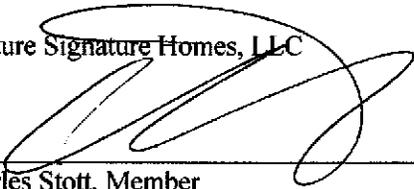
Lot 11, Section C, Laurelwood Subdivision, in Section 1, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 90, Pages 46-47, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

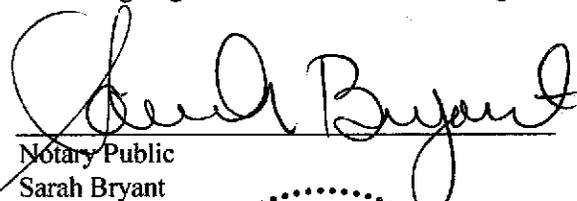
Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 20th day of August, 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 20<sup>th</sup> day of August, 2010, within my jurisdiction, the within named Charles Stott, who acknowledged that he is a Member of Venture Signature Homes, LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
Notary Public  
Sarah Bryant

My Commission Expires:

June 21, 2011

FILE NUMBER: 13084

