

MC 6/11/12 9:18:50
MC DK W BK 682 PG 548
DL DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

aw 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

BancorpSouth a/k/a BancorpSouth Bank

PO Box 468
Hernando, Mississippi 38632
Work Phone #: (662) 429-9816
Home Phone #: n/a
GRANTOR

TO

SPECIAL
WARRANTY
DEED

Venture Signature Homes, LLC

5779 Getwell Road
Building C, Suite 3
Southaven, Mississippi 38672
Work Phone #: (662) 429-8092
Home Phone #: n/a
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, BancorpSouth a/k/a BancorpSouth Bank, does hereby sell, convey, and specially warrant unto Venture Signature Homes, LLC, 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:

Lots 70 & 71, Castle Ridge Subdivision, in Section 8, Township 2 South, Range 7 West, and Section 17, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 99, Page 22, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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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, mineral reservations and conveyances, if any, by prior owners, all possessors in possession at the time of execution of this instrument, and restrictive covenants and easements of record.

Grantee accepts the condition of all improvements "as-is" located on said real estate.

It is understood and agreed that the taxes for the year 2012 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 5th day of June, 2012.

BancorpSouth Bank

By: [Signature]
Derick Biglane, Senior Vice-President

By: [Signature]
Wade Hawkins, Senior Vice-President

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of June, 2012, within my jurisdiction, the within named Derick Biglane and Wade Hawkins, who acknowledged that they are both Senior Vice-President of BancorpSouth Bank, a Mississippi Corporation, and that for and on behalf of the said Corporation, and as it act and deed they executed the above and foregoing instrument, after having been duly authorized by said corporation so to do.

[Signature]
Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2015

FILE NUMBER: 13259.70

