

MISSISSIPPI

SPECIAL WARRANTY DEED

①

THIS INDENTURE, Made this 6th day of February, A. D. 1992, BETWEEN Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Hillsborough and State of Florida and Mid-State Trust II, a Delaware business trust acting by and through Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee of Mid-State Trust II with an address of c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890, Attention: Corporate Trust Department, hereinafter, collectively, the party of the first part, and Tommy L. Taylor and Bessie F. Taylor, mother, as joint tenants with full rights of survivorship not as tenants in common, 409 Laughter Rd. Hernando, MS 38632 of the County of Desoto and State of Mississippi, parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00-Ten and other valuable considerations----- Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Desoto and State of Mississippi, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, Jim Walter Homes, Inc., has caused these presents to be signed in its name by its Vice President the day above written; and Mid-State Trust II, has caused these presents to be signed in its name by Jim Walter Homes, Inc., the true and lawful attorney in fact of said Mid-State Trust II the day above written; the authority for the said signature and action of Jim Walter Homes, Inc. on behalf of Mid-State Trust II in this instance being vested in it by virtue of that certain Power of Attorney recorded in Power of Attorney Book 57 at Page 192 of the records of the office of the Chancery Clerk of the First Judicial District of Desoto County at Hernando, Mississippi.

JIM WALTER HOMES, INC.

By: H. R. Clarkson
 Name: H. R. Clarkson
 Title: Vice-President

MID-STATE TRUST II

By: Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee of Mid-State Trust II

By: Jim Walter Homes, Inc., its Attorney-in-Fact

By: H. R. Clarkson
 Name: H. R. Clarkson
 Title: Vice-President



ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid and within said jurisdiction, the within named H. R. Clarkson who by me being first duly sworn stated on oath that he/she is Vice-President of JIM WALTER HOMES, INC., and, that, having been first duly authorized so to do, he/she signed and delivered the foregoing instrument in his/her corporate capacity for and on behalf of JIM WALTER HOMES, INC., which was then acting in its individual capacity and also as the true and lawful attorney in fact for WILMINGTON TRUST COMPANY, collectively the party of the first part named in said instrument, as the act and deed of said party of the first part and with full authority to so act in its own behalf and by virtue of authority granted Jim Walter Homes, Inc. by Power of Attorney as described therein.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 6th day of February, 1992.

Sandra M. Self

NOTARY PUBLIC

Sandra M. Self

My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCTOBER 24, 1993
BONDED THRU AGENT'S NOTARY BROKERAGE

THIS INSTRUMENT PREPARED BY:
Thomas E. Portsmouth
Attorney at Law
P. O. Box 31601
Tampa, Fl 33631-3601

AFTER RECORDING RETURN TO:
Jim Walter Homes, Inc.
P. O. Box 31601
Tampa, FL 33631-3601
Attn: H. R. Clarkson

GRANTOR: JIM WALTER HOMES, INC.
P. O. BOX 31601
TAMPA, FL 33631-3601
(813) 871-4624

GRANTEE: Tommy L. Taylor &
Bessie F. Taylor
409 Laughter Rd.
Hernando, MS 38632
(601) 429-1517(Home)
(601) 363-1571(Work)

MID STATE TRUST II
C/O WILMINGTON TRUST CO.
RODNEY SQUARE NORTH
WILMINGTON, DE 19890
(302) 651-8653

646

EXHIBIT A

#857125

County of Desoto, State of Mississippi

Beginning at a point on the South Line of Byhalia Road, a distance of 925.1 feet West of the NE Corner of Section 2, T3S, R7W, Desoto County, Mississippi; thence South 4 deg. 30 min. East, along the East Line of Tract 9, of the DIVISION DEED OF ALEX WOODS & LEA M. WOODS, 581 feet; thence South 85 deg. 30 min. West, 150 feet; thence North 4 deg. 30 min. West, 581 feet; thence North 85 deg. 30 min. East 150 feet to the point of beginning. Containing 2 acres, more or less. Subject to easements and restrictions of record.

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This Deed is given subject to that certain Deed of Trust from the Grantee herein to the Grantor herein dated the 6th day of February, 1992.

STATE MS.-DESO TO CO. *nm*
FILED

APR 22 10 41 AM '92

RECORDED *4-23-92*
DEED BOOK *244*
PAGE *644*
W.E. DAVIS CH. CLK.