

STATE MS.-DESOTO CO.
FILEDVA Form 26-6422a
Title 38 U.S.C. Chapter 37

AUG 18 1 56 PM '97

SPECIAL WARRANTY DEED

THE STATE OF MISSISSIPPI,
COUNTY OF DESOTOBK 320 PG 436
W.E. DAVIS CH. CLK.

IN CONSIDERATION OF the sum of ten dollars (\$10) and other valuable consideration, including the unpaid balance of \$73,845.00 on the purchase price which is evidenced by a promissory note and secured by a purchase money deed of trust, the receipt whereof is hereby acknowledged, the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D. C. 20420 hereby grants, bargains, sells, and conveys to Rhonda Guess, 5879 Myers Road, Byhalia MS 38611,

the property described as

See Attachment "A"

situated in the County of DESOTO , Mississippi.

Subject to taxes and assessments for 1997 and subsequent years, to reservations, restrictions and easements shown of record and to any state of facts which would be disclosed by careful inspection or survey of the premises.

Grantor, in the capacity stated, warrants the title to said property against the claims of any and all persons claiming or to claim the same, or any part thereof, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor, on this the 13th day of August, 1997, has caused this instrument to be signed on Grantor's behalf by the undersigned employee being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 512 and 3720 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520 pursuant thereto, as amended, and who is authorized to execute this instrument.

HERSHEL W. GOBER
Acting Secretary of Veterans Affairs

BY *E. R. Stowers*
E. R. STOWERS

Loan Guaranty Officer
VA Regional Office, Jackson, MS
Telephone (601) 364-7026

(Pursuant to a delegation of authority contained in VA Regulations, 38 CFR 36.4342 and 36.4520.)

STATE OF MISSISSIPPI,

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said state and county, on this 13th day of August, 1997, within my jurisdiction, the within-named E. R. STOWERS, who acknowledged that he is Loan Guaranty Officer, an official of the Department of Veterans Affairs, a Department of the United States Government, and that in said capacity he executed the above and the foregoing instrument, being authorized to do so.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 16, 1999
BONDED THROUGH STEEL NOTARY SERVICE

My Commission Expires

PREPARED BY - GRANTOR:

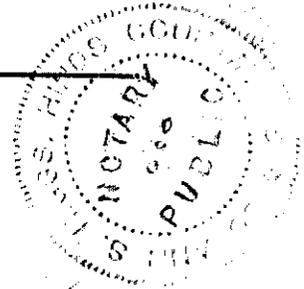
DEPARTMENT OF VETERANS AFFAIRS
REGIONAL OFFICE (265)
1600 E. Woodrow Wilson Ave.
Jackson, MS 39216
Tel. (601) 364-7112

John D. Higgs
Notary Public

MAIL TO - GRANTEE(S):

Rhonda Guess
5879 Myers Road
Byhalia MS 38611

Home telephone - 901 575-5510
Business telephone - 901 360 7200



INDEX: W line of SW4 Sec 33 T3S R5W

VA SH 23 23 4 0008668

Attachment A

Beginning at a point on the West line of the Southwest Quarter of Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi, said point being 440.0 feet North of the Southwest corner of said Quarter Section; thence North along old hedge row and fence 457.8 feet; thence south 89 degrees 21 minutes East with fence 1245.0 feet to the West boundary of Public Road; thence South 0 degrees 39 minutes West with Public road 456.0 feet; thence North 89 degrees 21 minutes West with fence 1233.5 feet to the Point of Beginning and containing 12.97 acres.