

STATE MS.-DESOTO CO. FILED

JUN 4 3 19 PM '98

**MISSISSIPPI
SPECIAL WARRANTY DEED**

BK 334 PG 326
W.E. DAVIS, CH. CLK. A. D. 19 98

THIS INDENTURE, Made this 21st day of March
BETWEEN Jim Walter Homes, Inc., a corporation existing under the laws of the State of Florida, having its principal place of business at 1500 North Dale Mabry Highway, Tampa, Florida, 33607, and Mid-State Trust VI, 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 VI 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 RICHARD D. RIZER & Wife VELMA A. RIZER as joint tenants with full rights of survivorship not as tenants in common.
2025 Alberson Road Byhalia, MS 38611

of the County of DESOTO and State of Mississippi, part ies 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 part ies 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.

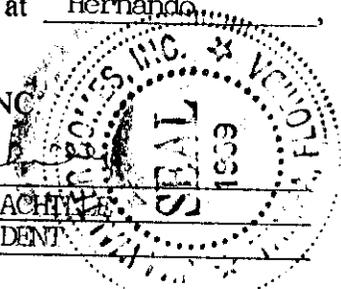
TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said part ies 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 Assistant Secretary the day above written; and Mid-State Trust VI 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 VI the day above written; the authority for the said signature and action of Jim Walter Homes, Inc. on behalf of Mid-State Trust VI in this instance being vested in it by virtue of that certain Power of Attorney recorded in Power of Attorney Book 75 at Page 361 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: [Signature]
Name: HONALD K. ACHILLE
Title: VICE-PRESIDENT



MID-STATE TRUST VI

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

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

By: [Signature]
Name: HONALD K. ACHILLE
Title: VICE-PRESIDENT



RETURN TO
JIM WALTER HOMES, INC.
ATT: LILIAN P. PANGANIBAN
P.O. BOX 31601
TAMPA, FL 33631-3601

ACKNOWLEDGMENT

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 Ronald K. Achille who by me being first duly sworn stated on oath that ~~(s)~~he is Vice-President of JIM WALTER HOMES, INC., and, that, having been first duly authorized so to do, ~~(s)~~he 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.

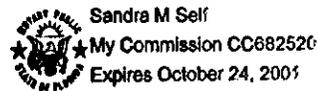
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 21st day of March, 19 98.

Sandra M. Self

NOTARY PUBLIC

Print Name: SANDRA M. SELF

My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Thomas E. Portsmouth
Attorney at Law
P. O. Box 31601
Tampa, FL 33631-3601

TEP-L-39.VI (Rev. 10/97)

Grantor:

Jim Walter Homes, Inc.
1500 N. Dale Mabry,
Tampa, Fla. 33607
813-871-4624
&
Mid-State Trust VI
c/o Wilmington Trust Co.
Rodney Square North
Wilmington Del. 19890
302-653-8690

AFTER RECORDING RETURN TO:

Jim Walter Homes, Inc.
P. O. Box 31601
Tampa, FL 33631-3601
Attn: C. T. Witherington

Grantee: Richard D. Rizer & Velma A. Rizer
2025 Alberson Road,
Byhalia, Miss. 38611
601-838-2852 (home phone)
no work phone available

EXHIBIT "E"

872787

COUNTY OF DESOTO, STATE OF MISSISSIPPI

The following described land in Desoto County, Mississippi, to wit: One and One half (1 ½) acres of land more particularly described as follows: Beginning at the Southeast Corner of Section 21, Township 2 South, Range 5 West, said point being in the Desoto-Marshall County Line and in the West line of Alberson Road, Alberson Subdivision, and thence run South 88 degrees 26 minutes 53 seconds West along a fence 336.75 feet to an iron pin found; thence run South 89 degrees 6 minutes 1 second West along a fence 38.28 feet to a point; thence run north 0 degrees 39 minutes 6 seconds East 587.99 feet to a point; thence run South 89 degrees 20 minutes 54 seconds East 374.78 feet to a point in the Desoto-Marshall County Line, being the East line of said Section 21 and being in the West line of said Alberson Road; thence run South 0 degrees 39 minutes 6 seconds West along the said line 583.99 feet to the Point of beginning.

LESS AND EXCEPT: Beginning at the Southeast Corner of Section 21, Township 2 South, Range 5 West, Desoto County, Mississippi; thence South 88 degrees and 26 minutes and 56 seconds West 336.75 feet; thence South 89 degrees and 06 minutes and 01 seconds West, 38.28 feet; thence North 0 degrees and 39 minutes and 06 seconds East 232.50 feet; thence Easterly, to the East Line of said Section 21, thence South 0 degrees and 39 minutes and 06 seconds West, along the East line of Section 21; 232.50 feet to the Point of Beginning. And also less and except the North 1 ½ acres of the remainder.

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 21st day of March, 1998.

INDEXING INSTRUCTIONS:

Southeast Corner of Section 21, Township 2 South, Range 5 West, Desoto County, Mississippi.

THIS INSTRUMENT WAS PREPARED BY:

THOMAS E. PORTSMOUTH
ATTORNEY AT LAW
P. O. Box 31601
TAMPA, FL 33631-3601
(813) 871-4624