

Index : Lot 69 Section D Windsor Creek  
Subdivision

BK 0401 PG 0769

STATE MS. - DE SOTO CO.  
FILED

OCT 26 12 48 PM '01

STEWART LAW OFFICE  
803 ROYAL OAKS  
OXFORD, MISSISSIPPI 38655  
662-234-6912

BK 401 769  
L.K.

STATE OF MISSISSIPPI

FHA CASE NO. 283-012389

**SPECIAL WARRANTY DEED**

This Indenture, made this 19<sup>th</sup> day of October 2001, between MEL MARTINEZ, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and a(n) SUZANNE MARIE BLACKWELL party(ies) of the second part (Grantee),

Witnesseth, That the said party of the first part, for and in consideration of the sum of one dollar (\$1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledge, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi:

(see Attachment "A")

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple; and the said party of the first party specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the party of the first part.

Subject to all covenants, restrictions, reservations, easements, conditions and right appearing of record; and subject to any state of facts an accurate survey would show.

This Deed not to be in effect until: October 19, 2001.

In Witness whereof the undersigned has set his/her hand and seal as HUD Office, Atlanta, Georgia, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Yvonne Weiland  
Unofficial Witness

By: Bruce R. Boyd, as  
Attorney-in-Fact

STATE OF GEORGIA  
COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 19<sup>th</sup> day of Oct, 2001 within my jurisdiction, the within named Bruce R. Boyd, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 86 at Page 101 in DeSoto County records and that in said representative capacity (he)(she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Commission Expires May 16, 2005 Valerie Dixon  
Notary Public



**Grantors Address:**

**Best Asset/Citiwest JV  
3420 Norman Berry Drive  
Suite 600  
404-768-1400 (W)**

*na*

**Grantees Address:**

**Suzanne Marie Blackwell  
7410 Pintail Drive  
Horn Lake, DeSoto, Mississippi  
901-270-5857**

*na*

**Attachment "A"**

ALL THAT PARCEL OF LAND IN DESOTO COUNTY, STATE OF MISSISSIPPI, AS MORE FULLY DESCRIBED IN DEED BOOK 301 PAGE 345, ID# 1088-2714.0-00069.00 BEING KNOWN AND DESIGNATED AS LOT 69, SECTION D, WINDSOR CREEK SUBDIVISION, IN SECTION 27 7 28, TOWNSHIP 1 SOUTH, RANGE 8 WEST, FILED IN PLAT BOOK 50, PAGES 15 AND 16.

Indexing instructions to the  
Chancery Court Clerk of DeSoto  
County, Mississippi, as per Section  
89-5-33 MCA Annotated.

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Prepared by: Greg Stewart  
Mississippi State Bar # 8772  
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