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STATE OF MISSISSIPPI - DE SOTO CO.

FEB 20 10 36 AM '02

~~BK 411 PG 751~~
W.E. DAVID CH. CLK.

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STATE OF MISSISSIPPI

FHA CASE NO. 283-011552

SPECIAL WARRANTY DEED

This Indenture, made this 13th day of February, 2002, between **Mel Martinez**, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and Charles R. J. Collins a/k/a Charles J. Collins party of the second part (Grantee),

Witnesseth, 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, and receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain sell, alien, convey and confirm unto the said party of the second part, and the heirs and assigns of the said party of the second part, the following described property situated in the First Judicial District of DeSoto County, Mississippi:

(See Attachment "A")

Being the same property acquired by the party of the first part pursuant to the provision 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 rights, members and appurtenances hereunto appertaining, to the only proper use, benefit and behoof of the said party of the second part forever, in fee simple; and the said party of the first part 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 rights appearing of record and **subject** to any state of facts an accurate survey would show.

This Deed not to be in effect until February 13, 2002.

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. 161067 (10/14/70), as amended.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Valencia
Unofficial Witness

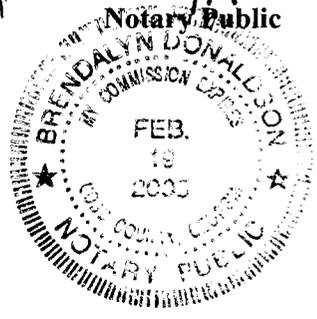
By: Cheryl V Berry, as
Attorney-in-Fact

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for the said County and State,
on this 13th day of February, 2002 within my jurisdiction, the within named
Cheryl V Berry, who acknowledged that (he)(she) is Attorney-in-Fact under Power of
Attorney recorded at Deed Book 101 at Page 82 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: 2/19/05

Brendalyn Donaldson
Notary Public



Grantors Address:
Best Asset/Citiwest JV
3420 Norman Berry Drive
Suite 600
Hapeville, Georgia 30354
404-768-1400

no

Grantees Address:
Charles R.J. Collins
9166 Whitworth Street
Southaven, DeSoto, Mississippi
760-521-4946

no

Attachment "A"

Lot 194, Section A, (Revised) Southaven Subdivision, situated in Section 14, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 4-5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

Lot 194, Section A, (Revised) Southaven Subdivision, situated in Section 14, Township 1 South,
Range 8 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in
Plat Book 2, Pages 4-5, in the office of the Chancery Clerk of DeSoto County, Mississippi.



Prepared by: Greg Stewart
Mississippi State Bar # 8772
Stewart Law Office
803 Royal Oaks
Oxford, Mississippi 38655
662-234-6912

Grantors Address:
Best Asset/Citiwest JV
3420 Norman Berry Drive
Suite 600
Hapeville, Georgia 30354
404-768-1400

Grantees Address:
Charles R.J. Collins
9166 Whitworth Street
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