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STATE MS. - DESOTO CO. ps

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

BK 422 PG 442
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI

FHA CASE NO. 283-018088

SPECIAL WARRANTY DEED

This Indenture, made this 12 day of June 2002, between **MEL MARTINEZ**, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (**Grantor**), and a(n) Kevin Frazier 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: June 12, 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. 16106 (10/14/70), as amended.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Valerie D.

Unofficial Witness

By: Marie Richardson, 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 12 day of June, 2002 within my jurisdiction, the within named Marie Richardson, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 93 at Page 243 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: 3/5/2004

Mary
Notary Public



Grantor's Address:

**Best Assets/Citiwest JV
3420 Norman Berry Drive
Suite 600
Hapeville, Georgia 30354
404-768-1400
404-768-1401**

Grantee's Address:

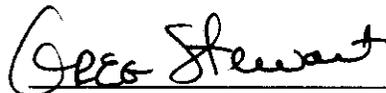
**Kevin Frazier
10233 Hyman
Olive Branch, DeSoto, Mississippi 36654
901-854-5946
662-429-2628**

Attachment "A"

Lot 109, "D", Magnolia Estates, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 36, Pages 29-30, in the office of the Chancery Court 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 109, "D", Magnolia Estates, located in Section 35, Township 1 South, Range 6 West,
DeSoto County, Mississippi, as per plat thereof of record in Plat Book 36, Pages 29-30, in
the office of the Chancery Court 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

Grantor's Address:
Best Assets/Citiwest JV
3420 Norman Berry Drive
Suite 600
Hapeville, Georgia 30354
404-768-1400
404-768-1401

Grantee's Address:
Kevin Frazier
10233 Hyman
Olive Branch, DeSoto, Mississippi 36654
901-854-5946
601-29-2625