

STATE MS. - DESOTO CO.
FILED

Aug 22 11 19 AM '02

BK 426 PG 598
W.E. DAVIS CH. CLK.

STEWART LAW OFFICE
POST OFFICE BOX 745
TUNICA, MISSISSIPPI 38676
662-363-1161 TELEPHONE
662-363-1184 FACSIMILE

STATE OF MISSISSIPPI

FHA CASE NO. 281-244267

SPECIAL WARRANTY DEED

This Indenture, made this 16th day of August, 2002, between **Mel Martinez**, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and Frank Murrell, Jr. And Callie Murrell parties of the second part (Grantees),

Witnesseth, The 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 parties of the second part, as joint tenants with full rights of survivorship and not as tenants in common, and the heirs and assigns of the said parties of the second part, the following described property situated in the DeSoto County, Mississippi:

See Attached Legal Description

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 parties 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 August 16, 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

J. Cowan
Unofficial Witness

By: [Signature], 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 16 day of Aug, 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 93 at Page 243 in DeKalb 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 5/16/2005

[Signature]
Notary Public



Attachment/Exhibit "A"LEGAL DESCRIPTION

Tract I:

Commencing at the Northwest corner of the Northeast Quarter of Section 30, Township 9 South, Range 7 East and run thence 0 degrees 25 minutes West for 620 feet to a concrete right-of-way marker; thence run South 40.0 feet to an iron pin on the South line of Lee County Road No. 1390 for a Point of Beginning; thence run South for 290.4 feet to an iron pin; thence run North 89 degrees 17 minutes East for 150.0 feet to an iron pin; thence run North 290.4 feet to an iron pin; thence run South 89 degrees 17 minutes West for 150.0 feet to the Point of Beginning. Being 1.0 acres, lying and being in the Northeast Quarter of Section 30, Township 9 South, Range 7 East, Lee County, Mississippi.

Tract II:

Commencing at the Northwest corner of the Northeast Quarter Section 30, Township 9 South, Range 7 East, and run thence South 0 degrees 25 minutes West for 620.0 feet to a concrete right-of-way marker; thence run South 40.0 feet to an iron pin on the South line of Lee County Road No. 1390; thence South a distance of 290.4 feet to the Point of Beginning; thence South a distance of 489.65 feet to an iron pin on the North line of U.S. Highway No. 78; thence North 68 degrees 38 minutes East along said North line 128.11 feet to a right-of-way marker; thence North 74 degrees 30 minutes East along said North line 31.9 feet to an iron pin; thence North a distance of 436.24 feet to an iron pin; thence South 89 degrees 17 minutes West a distance of 150 feet to the Point of Beginning and containing 1.59 acres. All lying and being in the Northeast Quarter of Section 30, Township 9 South, Range 7 East in Lee County, Mississippi.

Subject to restrictions as set forth in Warranty Deed recorded in Book 1125, Page 742 of the land records of Lee County, Mississippi.

Indexing Instructions to the
Chancery Clerk
Per Section 89-5-33 MCA Annotated

See exhibit "A"

Prepared By :



Greg Stewart, Bar No. 8772
Stewart Law Office
Post Office Box 745
Tunica, Mississippi 38676
662-363-1161 telephone
662-363-1184 facsimile

Grantor: Best Assets/Citiwest JV
3420 Norman Berry Drive
Suite 600
404-768-1400 work. *ma*

Grantee: Frank Murrell and Callie Murrell
189 CR 1390
Mooreville, Mississippi 38857
662-842-5663
662-678-8000