

INDEXING INSTRUCTIONS: LOT 17 OF SOUTHERN MANOR, DESOTO COUNTY, MISSISSIPPI.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE, does hereby sell, convey and specially warrant unto LARRY DEAN KITCHENS AND JUDITH G. KITCHENS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimate or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing

WITNESS MY SIGNATURE this the 6 day of May, 2003.

DEUTSCHE BANK TRUST COMPANY AMERICAS,
FKA BANKERS TRUST COMPANY, AS TRUSTEE

By: [Signature]
Title: Sharmel Dawson-Tyau, ASST. V.P.

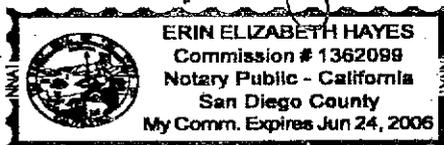


STATE OF California
COUNTY OF San Diego

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6 day of May, 2003, within my jurisdiction, the within named Sharmel Dawson-Tyau, of DEUTSCHE BANK TRUST COMPANY AMERICAS, FKA BANKERS TRUST COMPANY, AS TRUSTEE, who acknowledged that HE/SHE executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

Erin Elizabeth Hayes
Notary Public

My Commission Expires: 06/24/06



Grantors Address:
DEUTSCHE BANK TRUST COMPANY
AMERICAS, FKA BANKERS TRUST
COMPANY, AS TRUSTEE
9350 Waverly Way
San Diego, CA 92123
() N/A

Grantee's Address:
LARRY DEAN KITCHENS
JUDITH G. KITCHENS

Judith G. Kitchens
(662) 349-5971
1893 Summer Rd Ste C
1470 Sherwood Ln
Southern, Ms 38671
Home phone 662-349-2195

Prepared By: Collins Law Office, 4915 I-55 North, Ste. 100-A, Jackson, MS 39206, (601) 982-5580, MSB 6394

EXHIBIT "A"

Lot 17 of Southern Manor, containing 10.01 acres in part of the Northeast Quarter of the Southwest Quarter of Section 7; Township 2 South, Range 8 West; DeSoto County, Mississippi.

BEGINNING at the Southeast Corner of Section 7; Township 2 South, Range 8 West, thence West 3595.70 feet along Austin Road to the Southwest Corner of Southern Manor Subdivision; thence North 1642.0 feet along the West line of said subdivision to a point on the North side of Southern Manor Drive; thence Southeastwardly 106.70 feet along the North right-of-way of said road to the point of beginning of the following Lot 17; thence North 29 degrees 56 minutes East 734.27 feet to a point; thence North 24 degrees 44 minutes East 407.34 feet to a point in the North line of said subdivision tract; thence North 88 degrees 57 minutes East 273.0 feet to the Northeast Corner of said subdivision tract; thence South 2 degrees 21 minutes East 614.0 feet along the East line of said subdivision tract to the Northeast Corner of Lot 16; thence South 57 degrees 25 minutes West 913.51 feet along the North line of Lot 16 to a point in the North right of way of Southern Manor Drive (50 feet wide); thence North 29 degrees 40 minutes West 39.65 feet to a point; thence Northwestwardly 78.80 feet along a curve in said road right-of-way (said Curve has a $D=70$ degrees 47', $R=151.11$, $T=107.35'$) to the point of beginning and containing 10.01 acres, more or less. All bearings are magnetic.