

**MISSISSIPPI CLOSING SERVICES**  
**299 SOUTH 9<sup>TH</sup> STREET, SUITE 201**  
**OXFORD, MISSISSIPPI 38655**  
**662-234-6912 Telephone**  
**662-234-6962 Facsimile**

PREPARED BY & RETURN TO:  
 MISSISSIPPI CLOSING SERVICES  
 299 SOUTH 9<sup>TH</sup> STREET SUITE 201  
 OXFORD, MISSISSIPPI 38655  
 662-234-6912 TELEPHONE  
 662-234-6962 FACSIMILE

STATE OF MISSISSIPPI

FHA CASE NO. 283-015011

**SPECIAL WARRANTY DEED**

This Indenture, made this 24<sup>th</sup> day of March, 2004, between **ALPHONSO JACKSON**, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (**Grantor**), and a(n) **Gina Roberts** 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:

Lot 255, Kingston Estates Subdivision, in Section "E" First Revision, Township 1 South, Range 8 West, Section 28, as per plat of record in Plat Book 51, Page 36, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

**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 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 right appearing of record; and **subject to** any state of facts an accurate survey would show.

**This Deed** not to be in effect until: April 21, 2004.

**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.

STATE MS.-DE SOTO CO <sup>be</sup> <sub>loe</sub>

APR 30 11 24 AM '04

471 PG 11  
 CHANCERY CLERK.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

V. Williams  
Unofficial Witness

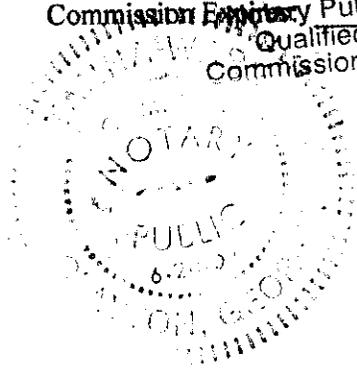
By: [Signature], as  
Attorney-in-Fact

STATE OF GEORGIA  
COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 24 day of March, 2004 within my jurisdiction, the within named Phyllis Sharnice King, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 101 at Page 549 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.

TANNA WARE  
Commission Expires ~~Notary~~ Public, State Of Georgia  
Qualified in Clayton County  
Commission Expires June 20, 2004

[Signature]  
Notary Public



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

Lot 255, Kingston Estates Subdivision, in Section "E" First Revision,  
Township 1 South, Range 8 West, Section 28, as per plat of record in  
Plat Book 51, Page 36, in the Chancery Court Clerk's Office of DeSoto  
County, Mississippi.



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Prepared by: Jordan Bankhead  
Mississippi State Bar #100897  
MISSISSIPPI CLOSING SERVICES  
299 South 9<sup>th</sup> Street, Suite 201  
Oxford, Mississippi 38655  
662-234-6912 Telephone  
662-234-6962 Facsimile

Grantor's Address:  
Best Assets/Citiwest JV  
3420 Norman Berry Drive  
Suite 600  
Hapeville, Georgia 30354  
404-768-1400  
No Second Number

Grantee's Address:  
Gina Roberts  
7412 Dunbarton Drive  
Horn Lake, DeSoto, Mississippi  
901-650-0238  
No Second Number