

CLASSIC PROPERTIES, L.P.

TO:

WARRANTY DEED

**JOHNNY MITIAS and wife,
RHONDA MITIAS**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **CLASSIC PROPERTIES, L.P., a Mississippi Limited Partnership**, does hereby sell, convey and warrant unto **JOHNNY MITIAS and wife, RHONDA MITIAS**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 31, Cherokee Trail, Part of Cherokee Valley P.U.D., situated in Section 32, Township 1 South, Range 6 West, DeSoto County, Mississippi according to a map or plat thereof which is on file and of record in the Office of the Chancery Clerk of DeSoto County, State of Mississippi, in Plat Book 56 at Page 30, reference to which is hereby made in aid of and as a part of this description.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all easements for public roads and public utilities of record and restrictive covenants to Cherokee Trail, Part of Cherokee Valley P.U.D.

It is agreed and understood that taxes for the year 2004 shall be prorated as of the date of this instrument and shall be paid by the Grantee when and as due and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL, this the 3rd day of May, 2004.

CLASSIC PROPERTIES, L.P., a Mississippi Limited Partnership, by CLASSIC HOMES, LLC, a Mississippi Limited Liability Company, General Partner

BY: Joe E. Dunning III / Member
JOE E. DUNNING, III, Member

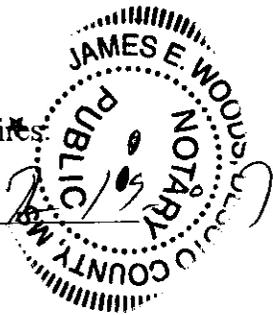
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of May, 2004, within my jurisdiction, the within named JOE E. DUNNING, III, who acknowledged that he is a Member of CLASSIC HOMES, LLC, a Mississippi Limited Liability Company and General Partner of CLASSIC PROPERTIES, L.P., a Mississippi Limited Partnership, and that for and on behalf of the said limited liability company as general partner of said limited partnership, and as the act and deed of said limited liability company as general partner of said limited partnership, and as the act and deed of said limited partnership, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company and said limited partnership so to do.

[Signature]
NOTARY PUBLIC

My Commission Expires:



Grantor's Address:
6437 Shenandoah Lane
Olive Branch, MS 38654
Home Phone #662-895-0128
Work Phone #901-301-5901

Grantee's Address:
404 Huntington Ct
New Albany, MS 38652
Home Phone # 662-534-5404
Work Phone # 662-534-2222

PREPARED BY AND RETURN TO:

JAMES E. WOODS
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. Box 1456
Olive Branch, MS 38654
(662) 895-2996

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