

BK 04 73 PG 0014

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

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STATE OF MISSISSIPPI

FHA CASE NO. 281-283624

**SPECIAL WARRANTY DEED**

This Indenture, made this 10th day of May, 2004, between ALPHONSO JACKSON, Secretary of Housing and Urban Development of Washington, D.C., party of the first part, (Grantor), and a(n) Mario Lucas and Rondalyn Hoskins, as joint tenants with full rights of survivorship and not as tenants in common, party(ies) of the second part (Grantees).

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 77, Section "B", North Creek Subdivision, located in Section 20, Township 1 South, Range 8 West, Desoto County, Mississippi, as recorded in Plat Book 60, Pages 43-44, in the office of the Chancery Clerk 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: May 10, 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.-DESOTO CO. *bx*  
FILED  
MAY 26 9 12 AM '04  
BK 473 PG 14

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

V. Walker  
Unofficial Witness

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

STATE OF GEORGIA  
COUNTY OF FULTON

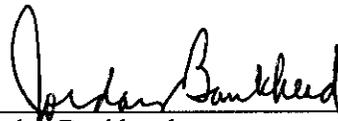
Personally appeared before me, the undersigned authority in and for the said County and State, on this 10 day of May, 2004 within my jurisdiction, the within named Ronda Sharon Hines, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 101 at Page 549 in De Soto 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: PATRICIA WALKER  
Notary Public, Fulton County, Georgia  
My Commission Expires May 8, 2006

Patricia Walker  
Notary Public  
FULTON COUNTY, GA  
Exp. May 08, 2006

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

Lot 77, Section "B", North Creek Subdivision, located in Section 20,  
Township 1 South, Range 8 West, DeSoto County, Mississippi, as  
recorded in Plat Book 60, Pages 43-44, in the office of the Chancery  
Clerk of DeSoto County, Mississippi.



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

Grantees' Address:  
Mario Lucas  
Rondalyn Hoskins  
8868 Shellflower Drive  
Southaven, DeSoto, Mississippi  
662-280-9959  
No Second Number