

Richard Franz
BBM 18591334

WARRANTY DEED

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Mortgage Electronic Registration Systems, Inc., a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said Mortgage Electronic Registration Systems, Inc. does by these presents grant, bargain, sell and convey unto the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, his successors and/or assigns the following described real estate, situated in DeSoto County, Mississippi:

Lot 187, Section C, North Creek Subdivision, PUD, situated in Section 20, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Page 45, and revised in Plat Book 64, Page 37, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD, to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, subject, however, to current taxes which constitute a lien accruing but not yet due and payable.

And said Mortgage Electronic Registration Systems, Inc. does for itself, its successors and assigns, covenant with said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc. by Ted Christeas, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 27th day of May, 2004.

ATTEST:

Mortgage Electronic Registration Systems,
Inc.

(CORPORATE SEAL)
[Handwritten Signature]

By: *[Handwritten Signature]*
Ted Christeas
Its: Vice President

Kay Barrington
Assistant Vice President



STATE MS.-DE SOTO CO. SS

JUN 18 11 34 AM '04

PK 474 PG 681
M.E. DAVIS CH. CLK.

STATE OF FLORIDA
COUNTY OF Duval

I, Cinzia Angeli Cyrus, a Notary Public in and for said County, in said State, hereby certify that Ted Christeas, whose name as Vice President of Mortgage Electronic Registration Systems, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said Mortgage Electronic Registration Systems, Inc..

MERS MIN 100054100001870154
MERS VRU 1-888-679-6377

Given under my hand and official seal, this the 27th day of May, 2004.

Cinzia Angeli Cyrus
Notary Public: Cinzia Angeli Cyrus

My commission expires:

GRANTEE'S ADDRESS:

Best Assets -- CitiWest JV
3420 Norman Berry Drive, Suite 600
Atlanta, GA 30354
404-768-1400



GRANTOR'S ADDRESS:

WASHINGTON MUTUAL BANK FA
8120 Nations Way
Building 100
Jacksonville, Florida 32256
904-224-5647/

This instrument prepared by:
J. Gary Massey
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299
S&M #04-0269

INDEX: Lot 187 Sec C, North Creek Sub, PUD, DeSoto Co., MS

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