BK 0482 PG 0299

PREPARED BY & RETURN TO:
MISSISSIPPI CLOSING SERVICES
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OXFORD, MS 38655

MISSISSIPPI CLOSING SERVICES
1124 NORTH LAMAR
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STATE OF MISSISSIPPI **FHA CASE NO. 281-295237**

SPECIAL WARRANTY DEED

This Indenture, made this 27 day of August, 2004, between **ALPHONSO JACKSON,** Secretary of Housing and Urban Development of Washington, D.C., party of the first part, **(Grantor)**, and a(n) **Gina M. Tindall** 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 13, Section "A", Pecan Ridge, Located in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 77, Pages 11-12, 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 party 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: September 1, 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.
FILED
SEP 16 11 59 AM '04
BK 482 PG 299
W.E. DAVIS CH. CLK.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

V. Wells
Unofficial Witness

By: Antonio F. Gaines, **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 27 day of august, 2004 within my jurisdiction, the within named Antonio Gaines, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 101 at Page 549 in Desoto 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: 03.02.08

Notary Public

MARIANNA N. CUNNINGHAM
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 2, 2008
ROCKDALE COUNTY, GEORGIA

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

Lot 13, Section "A", Pecan Ridge, Located in Section 26, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 77, Pages 11-12, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Jordan Bankhead

Prepared by: Jordan Bankhead
Mississippi State Bar #100897
MISSISSIPPI CLOSING SERVICES
1124 North Lamar
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 M. Tindall
10711 Pecan View Drive
Olive Branch, DeSoto, Mississippi
662-316-5441
No Second Number