

PREPARED BY & RETURN TO:
 MISSISSIPPI CLOSING SERVICES
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STATE OF MISSISSIPPI

FHA CASE NO. 283-020159

SPECIAL WARRANTY DEED

This Indenture, made this 30 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) **Patrick T. Hughes**, a married man, 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 34, Section A, Fox Creek Subdivision in Section 30, Township 1 South, Range 5 West, as shown on plat of record in Plat Book 56, Pages 28 and 29, in the Chancery Clerk's Office, Desoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

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: September 15, 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. 55
56

SEP 29 11 33 AM '04

BK 483 PG 259
W. F. DAVID CH. CLK.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

[Signature]
Unofficial Witness

By: *[Signature]*
Attorney-in-Fact

STATE OF GEORGIA
COUNTY OF FULTON

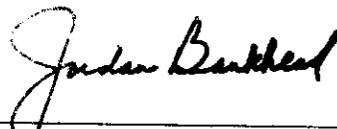
Personally appeared before me, the undersigned authority in and for the said County and State, on this 30 day of August, 2004 within my jurisdiction, the within named Beau Rowan, who acknowledged that (he)(she) is Attorney-in-Fact under Power of Attorney recorded at Deed Book 101 at Page 549 in DeSoto 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: 5/6/2006

[Signature]
PATRICIA WALKER
Notary Public
PUBLIC
Exp. May 08, 2006
FULTON COUNTY, GA

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

Lot 34, Section A, Fox Creek Subdivision in Section 30, Township 1
South, Range 5 West, as shown on plat of record in Plat Book 56, Pages
28 and 29, in the Chancery Clerk's Office, DeSoto County, Mississippi
to which plat reference is hereby made for a more particular
description of said property.



Prepared by: Jordan Bankhead

Mississippi State Bar #100897
MISSISSIPPI CLOSING SERVICES
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Oxford, Mississippi 38655
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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:
Patrick T. Hughes
7180 Hunters Horn Drive
Olive Branch, DeSoto, Mississippi
901-493-8332
No Second Number