

Indexing Instructions: SE 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MS

Account No. 0002341966
Instrument Prepared by:
Collins & Associates, PLLC
4915 I-55 North, Ste. 100A
Jackson, MS 39206
601-982-5580
MSB #6394

2/08/05 9:15:12
BK 492 PG 141
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

~~Prepared By/Return To:~~
SPARKMAN - ZUMMACH, P. C.
Attorneys at Law
Post Office Box 206
Southaven, MS 38671-0206
662-349-6900

LIMITED WARRANTY DEED

056095 STATE OF MISSISSIPPI
COUNTY OF DESOTO
KNOWN ALL MEN BY THESE PRESENTS:

THAT CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation organized under the laws of the State of New York, herein called "GRANTOR", whose mailing address is 1111 Northpoint Drive, Bldg. 4 Suite 100, Coppell, Texas 75019-3831 for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) to it in hand paid by the party or parties identified below as "GRANTEE" hereunder, by these presents does hereby convey and specially warrant unto BETTIE BRITT & PAIGE ANDERSON AND MIKE ANDERSON, as joint tenants with full rights of survivorship and not as tenants in common, all that certain real property situated in DEOSOT County, Mississippi, and more particularly described as follows.

EXHIBIT "A" ATTACHED

COMMONLY KNOWN AS: 5395 BENT ROAD, SOUTHAVEN MS 38671

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right-of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

04-090817/BC

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed this 3RD day of FEBRUARY, 2005, in its name by its Assistant Vice President thereunto authorized.

CITIFINANCIAL MORTGAGE COMPANY, INC

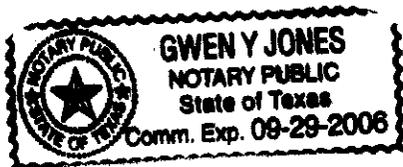
By [Signature]
NAME: Tony Malone, AVP
Assistant Vice President



STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned authority in and for the said County and State, on this 3RD day of FEBRUARY, 2005 within my jurisdiction, the within named Tony Malone, AVP, who acknowledged that he/she is the Assistant Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., a New York Corporation, and that for and on behalf of the said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
Notary Public



Grantor's Name: CITIFINANCIAL MORTGAGE COMPANY, INC
Grantor's Address: 1111 Northpoint Dr., Bldg. 4, Suite 100, Coppell, TX 75019-3831
Grantor's Telephone No.: 972-657-1483

Grantee's Name: BETTIE BRITT & PAIGE ANDERSON & MIKE ANDERSON
Grantee's Address: 814 BETHANIA RD HERWINDO MS 38632
Grantee's Telephone No.: (662) 429-9561
(662) 349-0039

EXHIBIT "A"

BEGINNING AT A POINT THAT IS N01 DEGREES 09'40"E A DISTANCE OF 1325.70 FEET AND S89 DEGREES 29'47"W A DISTANCE OF 1154.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAID POINT BEING MARKED WITH AN IRON PIN; THENCE S 89 DEGREES 29'47"W A DISTANCE OF 155.00 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE N01 DEGREES 09'40"E A DISTANCE OF 516.12 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF BENT ROAD; THENCE S 81 DEGREES 06'35"E ALONG SAID RIGHT OF WAY A DISTANCE OF 140.92 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 02 DEGREES 46'17" A RADIUS OF 319.00 FEET, AND A ARC LENGTH OF 15.43 FEET TO A POINT MARKED WITH AN IRON PIN. THENCE S01 DEGREES 09'40"W ALONG SAID RIGHT OF WAY A DISTANCE OF 490.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES, MORE OR LESS.

INDEXING INSTRUCTIONS:

THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI.