

STATE OF MISSISSIPPI)

COUNTY OF DESOTO)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Eight Thousand Four Hundred Dollars (\$178,400.00) cash, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the **UNITED STATES OF AMERICA, by and through its United States Marshal for the Northern District of Mississippi,** does hereby grant, bargain, sell, convey and specially warrant unto **ABC PROPERTIES, LLC, a Mississippi Limited Liability Company,** the following land and property including all appurtenances and hereditaments thereto, and all improvements, buildings, structures and fixtures thereon, located in DeSoto County, Mississippi, and described as follows, to-wit:

DESCRIPTION OF A 12.38 ACRE LOT AS PART OF TRACT 118 AND 119 OF THE WHISPERING PINES SUBDIVISION LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 6; TOWNSHIP 2 SOUTH; RANGE 5 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at a point called the center of Martin Cove, said point being 1532.7 feet north of and 1842.8 feet east of the southwest corner of Section 6; Township 2 South; Range 5 West; thence north 17 degrees 22' east 37.02 feet to a point; thence south 76 degrees 49' 29" east 279.26 feet along the south line of an existing 1.56 acre lot to a point; thence north 64 degrees 29' 03" east 117.64 feet to a corner of said 1.56 acre lot; thence south 34 degrees 04' 36" east 242.52 feet along the north line of said lot 119 to a point; thence south 46 degrees 43' 14" east 480.04 feet to the northeast corner of said lot 119; thence south 55 degrees 46' west 496.22 feet along the south line of said lot 119 to a point; thence south 56 degrees 20' 18" west 508.43 feet along the south line of lot 118 to the southeast corner of the Easley 5.0 acre lot; thence north 1 degrees 07' west 990.46 feet to a corner of said Easley lot; thence north 18 degrees 23' west 80.0 feet to the point of beginning and containing 12.38 acres more or less. All bearings are magnetic. This lot is subject to the right of way for Martin Cove.

This conveyance is made subject to the following:

1. 2007 tax assessments and liens, if any, which attach by operation of law on January 1, 2007, but which taxes, if any, are not due and payable until on or after January 1, 2008;
2. Any road and/or utility easements or rights-of-way lying in, on, over or across said property;

3. Any encroachments or other matters, including any discrepancies in quantity of land or boundaries (including boundary line disputes), which an accurate and current survey of said real property should disclose;
4. Any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under the subject property;
5. Any zoning and subdivision regulations or other regulations of DeSoto County, Mississippi. Any requirements of the DeSoto County Health Department. Also, any other governmental rule, regulation or law regulating the use, occupancy, possession or enjoyment of said property, including environmental protection rules, regulations or laws.

The above described property was forfeited to the United States of America by a Judgment Of Forfeiture rendered August 11, 2005, in Cause No. 2:02CV00060-GHD-EMB in the United States District Court for the Northern District of Mississippi, Delta Division. A certified copy of the court's order forfeiting said property to the United States of America is recorded in Book 508, at Pages 330-335, of the records in the office of the Chancery Clerk of DeSoto County, Mississippi, at Hernando, Mississippi.

WITNESS THE SIGNATURE OF THE GRANTOR on this the 24TH day of April, 2007.

UNITED STATES OF AMERICA

By:



 LARRY W. WAGSTER
 United States Marshal
 Northern District of Mississippi

STATE OF MISSISSIPPI)

COUNTY OF LAFAYETTE)

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, duly qualified, commissioned and acting, the within named Larry W. Wagster, United States Marshal for the Northern District of Mississippi, who acknowledged to me that he, in his official capacity as United States Marshal for the Northern District of Mississippi, and acting for and on behalf of the United States of America, signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned, for the purposes therein stated, as his free and voluntary act and deed.

Given under my hand and official seal of office, this the 24th day of April, 2007.

Karen McYawn Jewell
NOTARY PUBLIC

**GRANTOR:**

United States of America
& United States Marshal
Northern District of Mississippi
911 Jackson Avenue, Room 348
Oxford, Mississippi 38655
662-234-6661

GRANTEES:

ABC Properties, LLC
Post Office Box 547
Olive Branch, MS 38654
662-895-5300

THIS INSTRUMENT PREPARED BY:

James W. Warren
Assistant United States Attorney
900 Jefferson Avenue
Oxford, Mississippi 38655
662-234-3351

~~PREPARED BY~~ RETURN TO:
WATKINS LUDLAM WINTER & STENNIS, P.A.
P. O. BOX 1456
OLIVE BRANCH, MS 38654-1456
(662) 895-2996

INDEXING INSTRUCTIONS:

12.38 Acres, Part of Tracts 118 and 119 of the Whispering Pines Subdivision located in part of the Southwest Quarter of Section 6; Township 2 South; Range 5 West; Desoto County, Mississippi.