

7/20/05 12:15:55
BK 505 PG 84
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:
Lot 141, Section G, Kentwood Subdivision,
Sec. 3, T 2 S, R 8 W, DeSoto County

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned **MORTGAGE GUARANTY INSURANCE CORPORATION** does hereby grant, bargain, sell, convey and specially warrant unto **VATSANA KHAMMANY AND REGINALD JAMES ARTIS** the following described land lying and being situated in Washington, Mississippi, to-wit:

Lot 141, Section G, Kentwood Subdivision, Section 3, Township 2 South, Range 8 west, DeSoto County Register, as recorded in Plat Book 40 at Page 46, all in the aforesaid Register's Office

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting the described land and property.

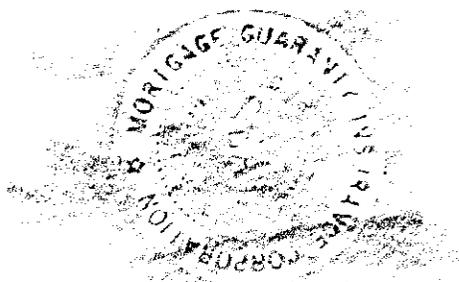
The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

It is agreed and understood that the 2004 taxes have been prorated as of this date on an estimated basis and Grantor will not be responsible for any adjustment of taxes after this date.

AND FOR THE SAME CONSIDERATION as hereinabove recited the Grantor herein does hereby transfer, assign and set over unto Grantee herein all of said Grantor's claims and notes representing the indebtedness heretofore secured by liens on the property hereinabove described, which said liens have been heretofore foreclosed.

This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, **MORTGAGE GUARANTY INSURANCE CORPORATION**, has caused this instrument to be signed in its name by its undersigned officer, on this the 18th day of July, 2005.



A&E File # RBO-1089
5885 Waverly Dr., Hornlake, MS

MORTGAGE GUARANTY INSURANCE CORPORATION

BY: [Signature]

ITS: THOMAS A. DREW
VICE PRESIDENT

Adams & Edens

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

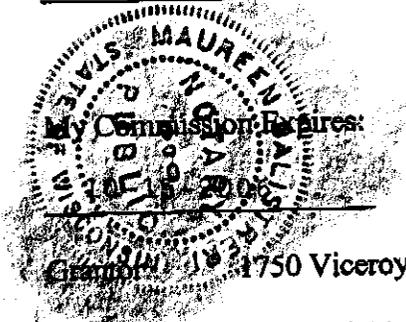
PERSONALLY appeared before me, the undersigned authority in and for the above mentioned county and state, THOMAS A. DREW, personally known to me to be the VICE PRESIDENT of the within named **MORTGAGE GUARANTY INSURANCE CORPORATION**, who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said corporation being so authorized to do in the premises.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, this the 18 day of

JULY, 2005.



NOTARY PUBLIC



Maureen Balistreri
Notary Milwaukee County, Wisconsin
commission expires on 10/15/2006

Grantor: 1750 Viceroy Drive, Dallas, Texas 75235, Telephone: 214-756-2569

Grantee: 1833 Michigan Street, Greenville, Ms 38701, Telephone: 662-453-5407

PREPARED BY AND RETURN TO:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508