

Indexing Instructions: Lot 18, Section A, Dickens Place PUD, Sec 9, T2S, R7W.

File Number: 2218-1655423

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **Ahmad K. Akbary and Angela K. Akbary as joint tenants with right of survivorship, and not as tenants in common** the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

Lot 18, Section A, Dickens Place Planned Unit Development, in Section 9, Township 2 South, Range 7 West, Desoto County, Mississippi, as per plat of record in Plat Book 58, Page 8 in the Chancery Clerk's Office of Desoto County, Mississippi.

Indexing Instruments: Lot 18, Section A, Dickens Place PUD, Sec 9, T2S, R7W, Desoto County, Mississippi

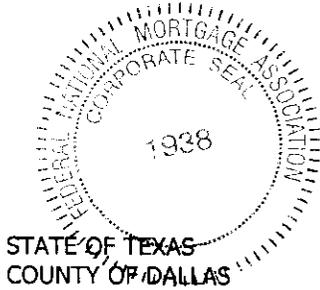
MORE COMMONLY KNOWN AS: 2520 DICKENS PLACE DRIVE, SOUTHAVEN, MS 38672

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

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, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE this the ____ day of July, 2007.



Federal National Mortgage Association

BY: [Signature]
Name & Title: D. VANESSA BROWN, Vice-President

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this July ____, 2007, within my jurisdiction, the within named D. VANESSA BROWN, who acknowledged that (he)(she) is Vice-President of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.

My Commission Expires:

(Affix official seal, if applicable)

Grantors Address;
Federal National Mortgage Association
14221 International Parkway Ste 1000
Dallas, TX 75254
(972)773-7632

[Signature]
Notary Public
CHERYL YOUNG
Notary Public, State of Texas
My Commission Expires 08-18-10

Grantee's Address:
Ahmad K. Akbary and Angela K. Akbary
2520 Dickens Place
Southaven, MS 38672
(901) 870-0795
Work No.: N/A

Prepared By and Return To:
Collins & Associates, PLLC.
4780 I-55 North Ste 400
Jackson, MS 39221
(800) 682-0088
MSB: 6394

RETURN TO:
George B. Ready
P.O. Box 127
Hernando, MS 38632
(662) 429-7088