

\*Being re-recorded to correct  
the Grantee's middle initial.

bc  
H  
bc

10/05/07 3:06:54  
BK 570 PG 142  
DESOTO COUNTY, MS  
W-E. DAVIS, CH CLERK

**INDEXING INSTRUCTIONS:**

**Lot 154, Phase 3, Sec. H, the Lakes of Delta  
Bluffs PUD, DeSoto County, Mississippi**

**SPECIAL WARRANTY DEED**

11/08/07 9:39:15  
BK 572 PG 405  
DESOTO COUNTY, MS  
W-E. DAVIS, CH CLERK

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 is hereby  
acknowledged, the undersigned **THE BANK OF NEW YORK TRUST COMPANY, N.A., AS  
SUCCESSOR TO J P MORGAN CHASE BANK, N.A., AS TRUSTEE**, (herein referred to as  
Grantor), does hereby sell, convey and specially warrant unto **BENJAMIN C. TURK** (herein  
referred to as Grantee), the following described property located and situated in DESOTO County,  
Mississippi, to-wit:

Lot 154, Phase III, Section H, The Lakes of Delta Bluffs PUD, Situated in Section 26  
and 27, Township 1 South, Range 9 West, Desoto County, Mississippi, as per plase  
thereof recorded in Plat Book 82, Pages 17-18, in the Office of the Chancery Clerk of  
Desoto County, Mississippi.

This conveyance is made subject to all prior mineral reservations of record pertaining to  
subject property. TO HAVE AND TO HOLD the property, together with the rights and  
appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor  
does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER  
DEFEND the property unto Grantee and Grantee's 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.

It is agreed and understood that the taxes for the current year have been prorated as of this  
date on an estimated basis. Said tax proration shall be considered final settlement with no further  
adjustment between Buyer and Seller after closing.

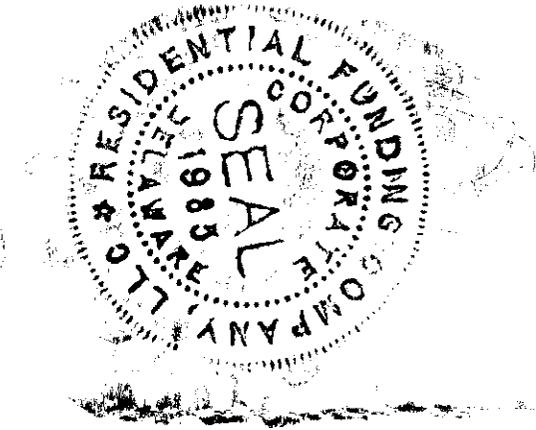
IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed  
this Deed on this the 27 day of Sept 2007.

After recording, return to:  
FNF Title Services, Inc.  
6880 Cobblestone Blvd, Ste. #2  
Southaven, MS 38672

(662) 892-6536

File # S 14897

Just Nat'l.



THE BANK OF NEW YORK TRUST COMPANY N.A., AS SUCCESSOR TO J P MORGAN CHASE BANK, N.A. AS TRUSTEE, BY: RESIDENTIAL FUNDING LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ITS ATTORNEY IN FACT

By [Signature]  
Its [Signature]

POWER OF ATTORNEY RECORDED IN BOOK 94, PAGE 374

STATE OF CA  
COUNTY OF San Diego

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named [Signature], who acknowledged to me that he/she is the [Signature] of RESIDENTIAL FUNDING LLC F/K/A RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT FOR THE BANK OF NEW YORK TRUST COMPANY N.A., AS SUCCESSOR TO J P MORGAN CHASE BANK, N.A., AS TRUSTEE, and that for and on behalf of said corporation and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27 day of Sept 2007.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



GRANTOR:

J P MORGAN CHASE BANK, AS TRUSTEE  
BY: RESIDENTIAL FUNDING LLC  
9350 WAXIE WAY, SUITE 100  
SAN DIEGO, CA 92123  
TELEPHONE: (800) 750-0011

GRANTEE:

BENJAMIN G. TURK

ADDRESS: 7513 Ally Cove  
WALLS, MS 38680  
TELEPHONE: 870-946-4946 (W)  
N/A

PREPARED BY:

DAVID K. MCGOWAN  
ATTORNEY AT LAW  
P. O. BOX 5278  
JACKSON, MS 39296-5278  
TELEPHONE: (601) 982-8504  
FCH-847

**AFFIDAVIT**

STATE OF CA  
COUNTY OF San Diego

BEFORE ME, the undersigned authority in and for said county and state, this day personally came and appeared \_\_\_\_\_, who being by me first duly sworn according to law says on oath as follows, to-wit:

1. I executed the foregoing document as VP (title) of Residential Funding LLC f/k/a Residential Funding Corporation, Attorney in Fact for The Bank of New York Trust Company N.A., as Successor to J P Morgan Chase Bank, N.A., as Trustee.

2. The power of attorney under which I executed the foregoing document is valid and in full force and effect, and I do not have any knowledge of termination of the power by revocation or of the death, disability or incapacity of The Bank of New York Trust Company N.A., as Successor to J P Morgan Chase Bank, N.A., as Trustee.

3 This affidavit is executed pursuant to the Uniform Durable Power of Attorney Act of the State of Mississippi, as set forth in Section 87-3-113, et seq. of the Mississippi Code of 1972, as amended, and to provide conclusive proof of the non-revocation and non-termination of the power of attorney under which the foregoing document was executed.

[Signature]  
AFFIANT VP

SWORN TO AND SUBSCRIBED BEFORE ME, this the 27 day of Sept 2007.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

