

2nd

2/11/08 10:08:35  
BK 578 PG 176  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

*Prepared by*

Record and Return To:  
LandCastle Title, LLC  
810 Crescent Centre Drive, Suite 280  
Franklin, TN 37067  
File #: MSR-080100018S  
*615-583-9901*  
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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, Ameriquest Mortgage Company as the Company and Servicer in trust for the Purchaser and various Mortgagors, Fixed and Adjusted Rate Mortgage Loan, CitiGroup Global Markets Realty Corp., without recourse, , (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto EREK F. STARNES (hereinafter called "Grantee"), the following described property situated in DESOTO County, Mississippi, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION  
Commonly known as: 2247 CARROLTON DRIVE, SOUTHAVEN, MS, 38671

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

This conveyance is also subject to zoning and/or other land use regulations promulgated be federal, state of local governments affecting the use of occupancy of the subject property.

Address of Grantee: 1470 Fry Drive  
Hernando, MS 38632

Phone Number: 662-429-1161

Address of Grantor: 10801 E. Sixth Street Ste 130  
Rancho Cucamonga CA 91730

Phone Number: 909-484-2952

RE: 2247 CARROLTON DRIVE, SOUTHAVEN, MS 38671  
REO # 61892

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(Continuation of Special Warranty Deed)

WITNESS THE SIGNATURE of the Grantor on this 15th day of January, 2008.

Seller(s):

Ameriquet Mortgage Company as the Company and Servicer in trust for the Purchaser and various Mortgagors, Fixed and Adjusted Rate Mortgage Loan, CitiGroup Global Markets Realty Corp., without recourse by Citi Residential Lending Inc., as Attorney in Fact

By: [Signature]

Name: Ann Pool

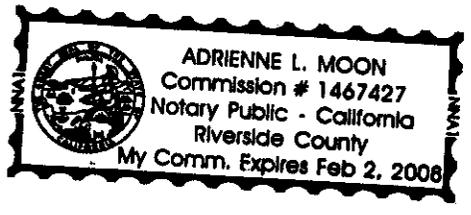
Its: Vice President

State of California  
County of San Bernardino

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Ann Pool who acknowledged to me that she/he is Vice President of Citi Residential Lending, Inc., the attorney-in-fact for

~~Citigroup Global Markets Realty Corp, without recourse~~ and that in its capacity as attorney-in-fact for ~~she/he~~ she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Citi Residential Lending, Inc. and Citigroup Global Markets Realty Corp. without recourse to do so.

~~Citigroup Global Markets Realty Corp.~~  
Given under my hand and seal this the 15th day of January 2008.



[Signature]  
Notary Public for the State of California  
My Commission Expires: February 2, 2008

\*\*\* USE THIS PAGE WHEN GRANTOR IS REPRESENTED THROUGH POWER OF ATTORNEY \*\*\*

RE: 2247 CARROLTON DRIVE, SOUTHAVEN, MS 38671  
REO # \_\_\_\_\_

**Exhibit "A"**

Lot 1444, Section "D", SOUTHAVEN WEST SUBDIVISION, as recorded in Plat Book 3 at Pages 25-26 being situated in Section 22, Township 1 South, Range 8 West, all as shown in the Chancery Clerk's Office of DeSoto County, Mississippi.  
Indexing Instructions: Lot 1444, Sec D, Southaven West Subdivision, Desoto County, Mississippi.

RE: 2247 CARROLTON DRIVE, SOUTHAVEN, MS 38671  
REO # 61892