

INDEXING INSTRUCTIONS: LOT 159, SECTION C, DICKENS PLACE PUD, SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MS

File Number: 2218-1722635

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BC
MC
nd
3/11/08 10:29:18
BK 580 P6 120
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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 **Todd A. Lawler**, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LOT 159, SECTION C, DICKENS PLACE PUD, SECTION 9, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 66, PAGE 16, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: 2620 MARKSTON COVE, 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.

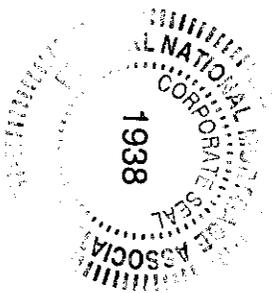
IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

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.

L. Hodge
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WITNESS MY SIGNATURE, this the 26 day of February, 2008.

BK 580 PG 121

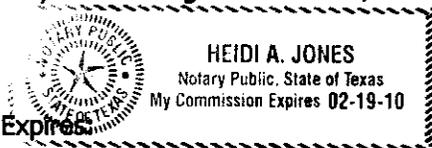


Federal National Mortgage Association

BY: [Signature]
Name & Title: Christopher Irby
Assistant Secretary

STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this February 26, 2008, within my jurisdiction, the within named Christopher Irby, who acknowledged that (he)(she) is Assistant Secretary 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.



[Signature]
Notary Public

My Commission Expires

(Affix official seal, if applicable)

Grantor's Address:
Federal National Mortgage Association
14221 International Parkway Ste 1000
Dallas, TX 75254
(972) 773-7632

Grantee's Address:
TODD A. LAWLER
2620 Markston Cove
Southaven MS 38672
(662) 404-0705 N/A

Prepared By:
T. Frank Collins, Collins & Associates, PLLC, 599-B Steed Road, Ridgeland, Mississippi 39157, (601) 853-4400, MSB #6394

Return To:
Mississippi Title & Appraisal Co., 4780 Interstate 55 North, Suite 400, Jackson, Mississippi 39211, (800) 682-0088