

INDEXING INSTRUCTIONS:
Lot 43, A division of Lot 10, Bailey Station PUD, Sec. C,
Bailey Station Townhomes, S28, T1S, R8W, Desoto Co., MS

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 is hereby acknowledged, the undersigned **HSBC MORTGAGE SERVICES** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **KEYA T. CHERRY** (herein referred to as Grantee), the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 43, Division of Lot 10, Bailey Station PUD, Section "C", Bailey Station Townhomes, located in Section 28, Township 1 South, Range 8 West, Desoto County, Mississippi, as recorded in Plat Book 77, Pages 36-37, in the office of the Chancery Clerk of Desoto County, Mississippi.

More commonly known as: 3745 Conductor's Way, Horn Lake, MS 38637

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.

1st Am. Title

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 5 day of Aug 2008.

HSBC MORTGAGE SERVICES

By *Dana M Sacks*
Dana M. Sacks
Its Asst. Vice President

STATE OF CA
COUNTY OF LOS ANGELES

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Dana M. Sacks, who acknowledged to me that he/she is the Asst. Vice President of HSBC MORTGAGE SERVICES and that for and on behalf of said company 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 5 day of Aug 2008.

Lucero Haros
NOTARY PUBLIC

My Commission Expires:



GRANTOR:

HSBC MORTGAGE SERVICES
636 GRAND REGENCY BLVD
BRANDON, FL 33510
651-234-3500

GRANTEE:

KEYA T. CHERRY
ADDRESS: 3745 CONDUCTORS WAY
HORN LAKE MS 38637
TELEPHONE: 901-282-5178

PREPARED BY:

DAVID K. MCGOWAN
ATTORNEY AT LAW
P. O. BOX 5278
JACKSON, MS 39296-5278
TELEPHONE: (601) 982-8504
MSB #2619
FATD-171

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400
JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218 1889794