

**This Instrument Prepared By:**  
Charles B. Griffith  
Attorney at Law  
106 Mission Court, Suite 1002  
Franklin, Tennessee 37067

Return to: ✕  
Delgado Law Firm, PLLC  
5779 Getwell Rd.  
Bldg. D, Suite 5  
Soutahven, MS 38672  
662-536-2120

~~Recorded to:~~  
LandCastle Title  
810 Crescent Centre Drive  
Suite 280  
Franklin, Tennessee 37067  
LCT File No.: MSR-080900356A

State of TEXAS )  
County of COLLIN )

**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 which is hereby acknowledged, the undersigned COUNTRYWIDE HOME LOANS, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto ROBERT GIPSON AND KIMBERLY GIPSON, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows: \* as tenants by the entirety with full right of survivorship and not as tenants in common,  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE  
FOR LEGAL DESCRIPTION

Commonly known as street address: 7064 CREEKSIDE DRIVE, OLIVE BRANCH, MS 38654

AND THE SAID Grantor will forever specially warrant and defend the title to the above-described property unto the said Grantee and his heirs, representatives, and assigns, against the claims of all persons claiming by, through, or under the Grantor, but not otherwise.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is," "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have made no representation or warranties, other than as specifically set out herein, either expressed or implied regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this Deed, as evidenced by having same recorded, Grantee affirms the content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors and/or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding any deficiency as to the condition of the property and/or any existing structures on said parcel.

If bounded by water, the warranty granted herein shall not extend to any part of the above-described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

It is agreed and understood that taxes for the current year have been or shall be prorated on an estimated basis, effective the date of this instrument and are hereby assumed by the Grantee herein. When such actual taxes have been determined the parties hereto shall adjust the proration accordingly.

This conveyance and the warranty thereof is subject to zoning and/or other land-use regulations promulgated by federal, state, or local governments affecting the use or occupancy of the subject property, any and all prior reservations, restrictions, easements, exceptions, sales, covenants, and/or conditions of record, including

(Special Warranty Deed Continued)

WITNESS THE SIGNATURE of the Grantor on this 8 day of September, 2008.

GRANTOR:  
Countrywide Home Loans

BY:

Angelina Archivald-Asst. Secretary  
(Please Print Signer's Name and Title/Capacity)

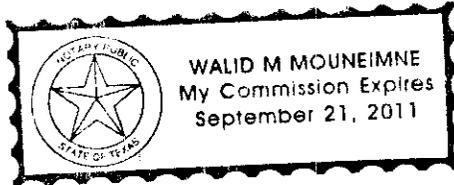
**ACKNOWLEDGEMENT**

STATE OF TEXAS )  
COUNTY OF COLLIN )

Personally appeared before me, the undersigned authority in and for the said County and State, on this 8 day of September, 2008, within my jurisdiction, the within-named Angelina Archivald (Signer), who acknowledged to me that s/he is the Asst. Secretary (title/capacity) of Countrywide (signer's company name), and that for and on behalf of said company, as Asst. Secretary (title/capacity) of said company, and as the act and deed of said company, s/he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Given under my hand and seal this the 8 day of September, 2008.

NOTARY PUBLIC  
My Commission Expires:



mineral, oil or gas reservations, and any and all public utility easements, servitudes and rights of way and restrictive covenants which might affect the subject property.

Grantor Name and Address:

Countrywide Home  
6400 Legacy Dr.  
Plano, TX 75024  
972-608-6438

Phone Number: NA

Grantee Name and Address:

Robert & Kimberly Gipson  
7064 Creekside Drive  
Olive Branch, MS 38654  
NA

Phone Number: NA

**TITLE NOT EXAMINED**

**INDEXING INSTRUCTIONS:**

LOT 87, SECTION "A," FOX CREEK SUBDIVISION, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI

**EXHIBIT "A"**  
**(Legal Description)**

LOT 87, SECTION "A," FOX CREEK SUBDIVISION, SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 WEST, AS SHOWN ON PLAT OF RECORD IN BOOK 56, PAGES 28 AND 29, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.