

11/26/08 8:44:37
BK 598 PG 335
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: LOT 68, SECTION A, HOLLY HILLS SUBDIVISION, SECTION 30, TOWNSHIP SOUTH, RANGE 8 WEST, DESOTO COUNTY, MS

File Number: 2218 1957313

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **JOHN SPARKS**, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

THE FOLLOWING DESCRIBED LAND AND PROPERTY LYING AND BEING SITUATED IN DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 68, SECTION A, HOLLY HILLS SUBDIVISION, SITUATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 8 WEST, PER PLAT THEREOF IN PLAT BOOK 10, PAGES 34 AND 35, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: 5754 BRIARWOOD DR., HORN LAKE, MISSISSIPPI 38637

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.

GRANTEE HEREIN SHALL BE prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$69,600.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount greater than \$69,600.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

1st Am Title

WITNESS MY SIGNATURE, this the 20 day of November, 2008.



STATE OF TEXAS
COUNTY OF DALLAS

Federal National Mortgage Association

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

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 20 day of November, 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.



HEIDI A. JONES
Notary Public, State of Texas
My Commission Expires 02-19-10

[Signature]
Notary Public

My Commission Expires:

(Affix official seal, if applicable)

Grantor's Address:
Federal National Mortgage Association
International Plaza II
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2916
(972) 773-7632

Grantee's Address:
JOHN SPARKS
7335 Northbrook Cove
Stone Lake MS 38631
(662) 781-1329

Prepared By:
T. Frank Collins, Collins & Associates, PLLC, 599-B Steed Road, Ridgeland, Mississippi 39110, (601) 853-4400, MSB #6394

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