

Prepared by + return to:

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

X

Leslie B. Shumake, Jr.
Attorney at Law
6915 Crumpler Blvd., Ste. G
P.O. Box 803
Olive Branch, MS 38654
662-895-5565

Record and Return To:
LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
LCT File No.: MSR-081100422A

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, INC., FOR THE BENEFIT OF BANK OF AMERICA NA, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto ~~GREGORY EARL JOHNSON AND ROBIN JOHNSON~~ **GREGORY EARL JOHNSON AND WIFE, ROBIN JOHNSON**, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows: ***

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE
FOR LEGAL DESCRIPTION

Commonly known as street address: 3415 BOP BOULEVARD, SOUTHAVEN, MS 38672

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.

*** GREGORY EARL JOHNSON AND WIFE, ROBIN
A. JOHNSON, AS TENANTS BY THE ENTIRETY WITH
FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS
IN COMMON,
Property Commonly Referred to As:
3415 Bop Boulevard
Southaven, MS 38672
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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 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:

P.O. Box 10232
Simi Valley,
California
93065

Phone Number: 805-520-5100

WK: N/A

TITLE NOT EXAMINED

Grantee Name and Address:

Gregory Earl Johnson
Robin A. Johnson
3415 Bop Blvd.
Southaven, MS 38672

WK #
Phone Number: 662-895-5565

HM.#: N/A

INDEXING INSTRUCTIONS:

LOT 38, SECTION E, PINEHURST S/D, SECTION 10, T-2-S, R-7-W, DESOTO COUNTY, MISSISSIPPI

Property Commonly Referred to As:
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(Special Warranty Deed Continued)

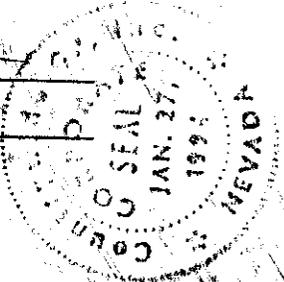
WITNESS THE SIGNATURE of the Grantor on this 11 day of November, 2008.

GRANTOR:
Countrywide Home Loans, Inc., for the Benefit of Bank of America NA

BY:



Melissa Listhrop Assistant Secretary
(Please Print Signer's Name and Title/Capacity)



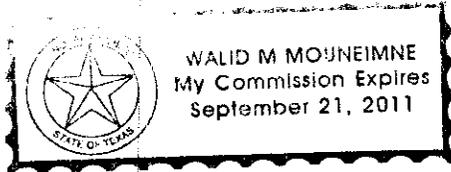
ACKNOWLEDGEMENT

STATE OF Texas)
COUNTY OF Collin)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 11 day of November, 2008, within my jurisdiction, the within-named Melissa Listhrop (Signer), who acknowledged to me that s/he is the Asst Secretary (title/capacity) of Countrywide Home Loans, Inc (signer's company name), and that for and on behalf of said company, as Asst. Sec (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 11 day of November, 2008.


NOTARY PUBLIC
My Commission Expires:



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EXHIBIT "A"
(Legal Description)

LOT 38, SECTION E, PINEHURST SUBDIVISION, SITUATED IN SECTION 10, TOWNSHIP 2 SOUTH,
RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT
BOOK 47, PAGE 19, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

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