1/05/09 10:18:49
BK 600 PG 555
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
Fearnley & Califf - MS
981 Goodman Road - Suite 105
Horn Lake, MS 38637
Phone No.: 662 536-4907

STATE OF MISSISSIPPI **FHA CASE NO. 281-332603**

SPECIAL WARRANTY DEED

Indexing Instructions: Lot 449, Sec E, Carriage Hills S/D, Sec 23&24, T1S, R8W,DeSoto Co, MS

This Indenture, made between Secretary of Housing and Urban Development, of Washington, D.C., or his successors, party of the first part, **(Grantor)**, and **Michael D. Montgomery,** party(ies) of the second part **(Grantee)**.

Witnesseth, that the said party of the first part, for and in consideration of the sum of one dollar ($1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 449, Section E, Carriage Hills Subdivision, situated in Sections 23 and 24, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 4, Pages 17-18, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **July 27, 2008** and recorded in **Book 592, Page 364** in the Chancery Clerk's Office of DeSoto County, Mississippi.

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second party, forever, in fee simple; and the said party of the first part specially warrants the title to the said bargained property above described against the lawful claims **of all persons claiming by, through or under the party of the first part**.

Subject to all covenants, restrictions, reservations, easements, conditions and right(s) appearing of record; and **subject** to any state of facts an accurate survey would show.

This Deed not to be in effect until: **December 23, 2008**

In Witness whereof the undersigned Angeletta Harris, has set his/her hand and seal as the duly authorized principal of Hooks Van Holm, Inc., an Alabama corporation, marketing contractor of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Angeletta Harris

By: Angeletta Harris
Its: **HUD Delegated Authority**
Dated: 12/18/08

STATE OF ALABAMA
COUNTY OF CALHOUN

Personally appeared before me, the undersigned Notary Public in and for said county and state, on the 18 day of December, 2008, within my jurisdiction, the within named Angeletta Harris, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged him/herself to be duly authorized principal and an authorized signatory of **Hooks Van Holm, Inc.**, and for and on behalf of said Corporation, and on behalf of the Secretary of Housing and Urban Development, by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended and as the act and deed of said Corporation and the Secretary of Housing and Urban Development, s/he executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Linda Jackson
NOTARY PUBLIC

My Commission Expires: 2/03/09

LINDA JACKSON NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES FEBRUARY 3, 2009

Parcel No.: 108624050 00449.00

Mail Tax Bills To: 8591 Cedar Circle East
Southaven, MS 38671

Property Address: 8071 Chesterfield Drive
Southaven, MS 38671

Grantor's Address:
Hooks Van Holm

1021 Noble Street, Suite 212
Anniston, AL 36903
Phone #: (256) 241-1415
No Second Number

Grantee's Address:
Michael D. Montgomery

8591 Cedar Circle East
Southaven, MS 38671
Phone #:901-292-5874
Phone #:No Second Number

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