

1/05/09 1:48:17 <sup>52</sup>  
BK 600 PG 596  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**After Recording Return to:**

Loan #: \_\_\_\_\_  
Loan #: \_\_\_\_\_  
ServiceLink  
4000 Industrial Boulevard  
Aliquippa, PA 15001

**Mail Tax Statements To:**

Bevelin Kneeland  
14125 Stratford Lane  
Olive Branch, MS 38654

**TAX PARCEL IDENTIFICATION # 1-05-8-33-01-0-000037.00**

**SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI

COUNTY OF DeSOTO

THIS INSTRUMENT, made and entered into on this the 26<sup>th</sup> day of November, 2008, by and between MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., a Delaware Corporation, as nominee for NovaStar Mortgage, Inc., with a business address of 4708 Mercantile Drive, North Fort Worth, Texas 76137, Grantor, and BEVELIN KNEELAND, a single/married/unmarried person, residing at 14125 Stratford Lane Olive Branch, MS 38654, Grantee.

WITNESSETH: That for and in consideration of the sum of Two Hundred Twenty Four Thousand Dollars (\$224,000.00) and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer, convey and specially warrant unto the said Grantees his/her successors and assigns, the following described real estate lying and being situated in the County of DeSoto, Mississippi, to-wit:

**Indexing Instructions: DeSoto County, Mississippi, City of Olive Branch, Chappel Creek Estates Subdivision, Township 1 South, Range 5 West, Section 33, Lot 37**

LOT 37, CHAPPEL CREEK ESTATES, LOCATED IN SECTION 33, TOWNSHIP 1 S, RANGE 5 W, DESOTO COUNTY, MS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 92, PAGES 43 - 45, IN THE REGISTER'S OFFICE OF DESOTO COUNTY, MIS TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

Preferred Title  
6089 Apple Tree Dr Mpls. 38115

**BEING THE SAME PROPERTY AS CONVEYED TO MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., A DELAWARE CORPORATION, AS NOMINEE FOR NOVASTAR MORTGAGE, INC. BY SUBSITUTE TRUSTEE'S DEED DATED OCTOBER 20, 2008 AND RECORDED NOVEMBER 17, 2008 IN BOOK 597, PAGE 693 IN DESOTO COUNTY, MISSISSIPPI.**

**PROPERTY ADDRESS:** 14125 Strafford Lane, Olive Branch, Mississippi 38654  
*The legal description was obtained from a previously recorded instrument.*

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all person claiming by, through or under the Grantor, but no further or otherwise.

This conveyance is made subject to all valid restrictive covenants and easements, if any, of record, or which may be apparent from an inspection of the premises.

TO HAVE AND TO HOLD unto the said Grantee, his/her successors and assigns.

TAXES for the year of 2008 are to be paid by Grantee and possession is to be given upon delivery of this deed.

*This space was intentionally left blank*

Signature Page follows

WITNESS the signature of MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., a Delaware Corporation, as nominee for NovaStar Mortgage, Inc., this the 26 day of November 2008.

ATTEST:

Angela Smetten  
FIRST WITNESS

Angela Smetten  
PRINT NAME

Melba Hill  
SECOND WITNESS

Michael Rich  
PRINT NAME

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., a Delaware Corporation, as nominee for NovaStar Mortgage, Inc.

By: JR

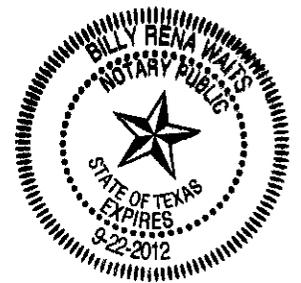
Its: VP-REV  
It's Attorney-in-fact, pursuant to Power of Attorney recorded on \_\_\_\_\_ in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Instrument No. \_\_\_\_\_ of the Public Records of \_\_\_\_\_

STATE OF Texas } COUNTY OF Tarrant }

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 26 day of November, 2008, within my jurisdiction, the within named Tom Moser, who acknowledged that he/she is Vice President of MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., a Delaware Corporation, as nominee for NovaStar Mortgage, Inc., and that in said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

Billy Rena Waits  
NOTARY PUBLIC

My Commission Expires 9-22-2012



Grantor Name, Address, phone:  
MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC., a Delaware Corporation, as nominee for NovaStar Mortgage, Inc.  
4708 Mercantile Drive  
North Fort Worth, Texas 76137

Phone 800-866-5252

Grantees Name, Address, Phone:  
Beyelin Kneeland  
14125 Stratford Lane  
Olive Branch, MS 38654

Phone 662-895-7255  
662-890-3612

The preparer expresses no opinion as to the title with the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING nor the recording of this instrument.**

Prepared under the supervision of: Law Firm of O.C. Bryant, Jr. Hazlehurst, Mississippi 39083  
By: Law's Specialty Group, Inc.  
235 West Brandon Blvd., #191 Brandon, Florida 33511 866-755-6300