

INDEXING INSTRUCTIONS: Lot 30, Phase A, Section A, Worthington Subdivision, in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi

File Number: 2218-1920105

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 **Billy Maxwell and Linda Maxwell**, as *joint tenants with full rights of survivorship and not as tenants in common*, the following described property situated in DeSoto County, Mississippi, being more particularly described herein, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

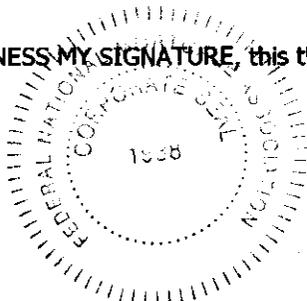
MORE COMMONLY KNOWN AS: 6197 Stafford Cove, Southaven, MS 38671.

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.

WITNESS MY SIGNATURE, this the 2nd day of February, 2009.



Federal National Mortgage Association

BY: [Signature]
Name & Title: Colleen M. Liston
Assistant Secretary

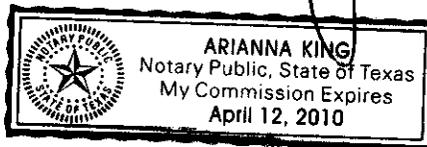
STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 2nd day of February, 2009, within my jurisdiction, the within named Colleen M. Liston 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.

[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:
Billy Maxwell and Linda Maxwell
4105 Redwood Drive
Olive Branch, MS 38654
(662) 486-9485
Work Phone: n/a

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

~~Return To:~~
First American Title Insurance Company, 4780 Interstate 55 North, Suite 400, Jackson, Mississippi 39211, (800) 682-0088
Return to:
Delgado Law Firm, PLLC, 5779 Getwell Rd., Bldg. D, Suite 5
Southaven, MS 28672 662-536-2120

EXHIBIT "A"

Lot 30, Phase A, Section A, Worthington Subdivision, in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Pages 46 - 48, in the Office of the Chancery Clerk of DeSoto County, Mississippi.