

After recording, return to:
FNF Title Svs, LLC
6880 Cobblestone Blvd, Ste 2
Southaven, MS 38672
(662) 892-6536
File # S 15949

INDEXING INSTRUCTIONS: LOT 2, PHASE II, GARTRELL ACRES SUBDIVISION, SITUATED IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI

File Number: 2218-2028725

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 **Clinton C. Thomas and Sara G. Thomas**, *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

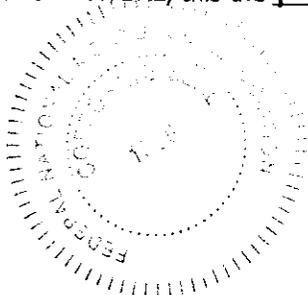
MORE COMMONLY KNOWN AS: 2180 Fogg Road, Nesbit, MS 38651.

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 13th day of February, 2009.



Federal National Mortgage Association

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

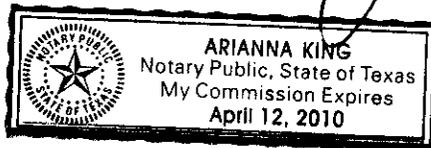
STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 13th day of February, 2009, within my jurisdiction, the within named Colleen M. Liston Assistant Secretary who acknowledged that (he)(she) is 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:
Clinton C. Thomas and Sara G. Thomas
2180 Frog Rd
Nesh, MS 38651
(901) 885-3413

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

EXHIBIT "A"

LOT 2, PHASE II, GARTRELL ACRES SUBDIVISION, SITUATED IN SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 35, IN THE OFFICE OF THE
CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.