

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

RETURN TO:
GOOD TITLE ESCROW & CLOSING, LLC
JAMES W. AMOS
2430 CAFFEY STREET
HERNANDO, MS 38632
662/429-7873

Record and Return To:
LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
LCT File No.: MSF-090300059A

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 consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto SANFORD/HAYNES HOLDINGS LLC, ("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: 6235 CARROLL COVE EAST, HORN LAKE, MS 38637

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.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A *BONA FIDE* PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN FIFTY-THREE THOUSAND, EIGHT HUNDRED EIGHTY DOLLARS (\$53,880.00) FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THIS DEED. GRANTEE IS ALSO PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN FIFTY-THREE THOUSAND, EIGHT HUNDRED EIGHTY DOLLARS (\$53,880.00) FOR A PERIOD OF THREE (3) MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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

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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.

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:

LANDCASTLE TITLE

810 CRESCENT CENTRE DRIVE

FRANKLIN, TN 37067

Phone Number: 615/503-9901

Grantee Name and Address:

SANFORD-HAYNES HOLDINGS, LLC

1900 HAWTHORNE

HERNANDO, MS 38632

Phone Number: 901/833-1995

DEED PREPARATION ONLY:
Charles B. Griffith

TITLE EXAMINED BY:
LandCastle Title, LLC

INDEXING INSTRUCTIONS:

LOT 1581, SECTION C, DESOTO VILLAGE S/D, SEC. 33, T1S, R8W, DESOTO CO., MS

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(Special Warranty Deed Continued)

WITNESS THE SIGNATURE of the Grantor on this 12 day of March, 2009.

GRANTOR:
Federal National Mortgage Association

BY: Morris, Hardwick & Schneider, Attorney in Fact

BY:

Jennifer Marie Frank
Partner, Morris/Hardwick/Schneider

(Print Signer's Name and Title/Capacity)

ACKNOWLEDGEMENT

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for the said County and State, on this 12 day of March, 2009, within my jurisdiction, the within named Jennifer Marie Frank (Signer) who acknowledged to me that s/he is the Partner (title/capacity) of Morris, Hardwick & Schneider (Signer's company name), the Attorney in Fact for Federal National Mortgage Association (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 12 day of March, 2009.

NOTARY PUBLIC
My Commission Expires 5/15/2010

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EXHIBIT "A"
(Legal Description)

LOT 1581, SECTION C, DESOTO VILLAGE SUBDIVISION, SITUATED IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 3-8, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

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