

4/03/09 3:26:13
BK 606 PG 9
DESOTO COUNTY, MS
M.E. DAVIS, CH CLERK

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

Recordable Reference To:
LandCastle Title
810 Crescent Centre Drive
Suite 280
Franklin, Tennessee 37067
LCT File No.: MSF-090300068A

X **Return to:**
Delgado Law Firm, PLLC
5779 Getwell Rd.
Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120

State of TN)
County of Williamson)

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 QIU YAN ZHANG, ("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: 8894 CAT TAIL COVE, SOUTHAVEN, MS 38671

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

Grantor Name and Address:
Federal National Mortgage
810 Crescent Centre Dr.
Franklin, TN 37067
Phone Number: 615-503-9901

Grantee Name and Address:
QIU YAN ZHANG
2002 Carter St.
Vadalia, LA 71373
Phone Number: 601-870-5949
Work Phone: n/a

DEED PREPARATION ONLY:
Charles B. Griffith

TITLE EXAMINED BY:
LandCastle Title, LLC

INDEXING INSTRUCTIONS: LOT 177, SEC. C, 1ST REVISION, NORTH CREEK S/D, PUD, SEC. 20, T1S, R8W,
DESOTO COUNTY, MISSISSIPPI

Property Commonly Referred to As:
8894 Cat Tail Cove
Southaven, MS 38671

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(Special Warranty Deed Continued)

WITNESS THE SIGNATURE of the Grantor on this 27 day of March, 2009.

GRANTOR:
Federal National Mortgage Association

BY:
Morris, Hardwick & Schneider, Attorney in Fact

BY: 

Jennifer Marler Frank
Partner, Morris/Hardwick/Schneider

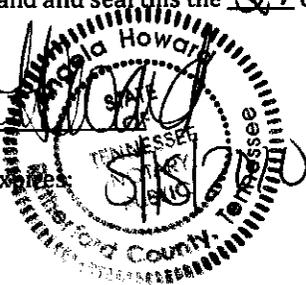
(Print Signer's Name and Title/Capacity)

ACKNOWLEDGEMENT

STATE OF TN)
COUNTY OF Williamson)

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Jennifer Marler 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 Morris Hardwick Schneider (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 27 day of March, 2009.


NOTARY PUBLIC
My Commission Expires: 5/15/2010


Property Commonly Referred to As:
8894 Cat Tail Cove
Southaven, MS 38671

EXHIBIT "A"
(Legal Description)

LOT 177, SEC C, 1ST REVISION, NORTH CREEK SUBDIVISION, PUD, IN SECTION 20 TOWNSHIP 1 SOUTH RANGE 8 WEST DESOTO COUNTY, MISSISSIPPI AS PER PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGE 45 AND FIRST REVISION RECORDED IN PLAT BOOK 64, PAGE 37, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

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LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 constitutes and appoints Morris Hardwick Schneider, organized under the laws of the State of Tennessee, with an office for the conduct of business at 810 Crescent Centre Drive, Suite 280, Franklin, Tennessee 37067, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Mississippi and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Mississippi. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

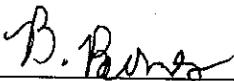
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 8 day of January, 2009

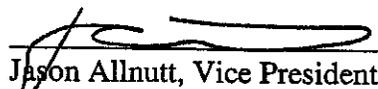


Witness

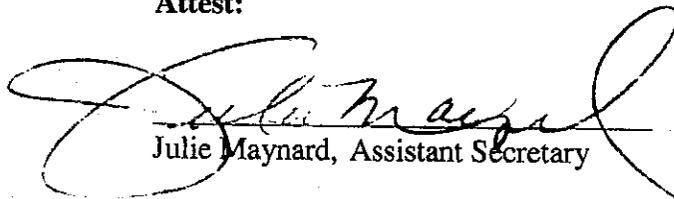


Witness

FANNIE MAE


Jason Allnutt, Vice President

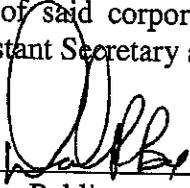
Attest:


Julie Maynard, Assistant Secretary

ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF DALLAS**

On this 8 day of January, 2009, before me appeared Jason Allnutt and Julie Maynard, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



Notary Public

My Commission Expires: 3/13/09

