

Prepared By:
T. Frank Collins
Collins & Associates, PLLC
599 B Steed Road, Suite 200
Ridgeland, Mississippi 39157
(601) 853-4400

Return To:
First American Title Insurance Co.
4780 I-55 North, Suite 400
Jackson, Mississippi 39211
(800) 682-0088
(601) 366-1222

STATE OF MISSISSIPPI
COUNTY OF DESOTO

File No. 2218-1957316

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 are hereby acknowledged, the undersigned,

Federal National Mortgage Association
International Plaza II
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2916
(972) 773-7632
972 773 7851

does hereby sell, convey and specially warrant unto

Ryann McCauley and Mariam McCauley
804 Canterbury Cove
Southaven, MS 38671
(901) 493-6030
901 828 8297

as joint tenants with full rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

(See Exhibit A attached)

Indexing Instructions: LOT 672, SECTION F, CARRIAGE HILLS SUBDIVISION, SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 8 WEST

More Commonly Known As: 804 Canterbury 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 29 day of April, 2009.

Federal National Mortgage Association

By: _____

Name and 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 29 day of April, 2009, within my jurisdiction, the within named Colleen M. Liston, duly identified before me, 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 as its act and deed and that in said respective capacity, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

(SEAL)

My Commission Expires:

NOTARY PUBLIC

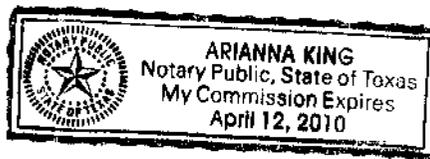


Exhibit A

LOT 672, SECTION F, CARRIAGE HILLS SUBDIVISION, SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6, PAGE 3-4, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.