6/22/09 9:26:51 SS
DK W BK 610 PG 425 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
Fearnley & Califf - MS
981 Goodman Road - Suite 105
Horn Lake, MS 38637
Phone No.: 662 536-4907

RPHS

STATE OF MISSISSIPPI **FHA CASE NO. 281-319913**

SPECIAL WARRANTY DEED

Indexing Instructions: Lot 907, Sec C, Southaven S/D, DeSoto Co, MS

This Indenture, made between Secretary of Housing and Urban Development, of Washington, D.C., or his successors, party of the first part, (**Grantor**), and **Todd Ferguson and Lori Ferguson**, as joint tenants with full rights of suvivorship and not as tenants in common, party(ies) of the second part (**Grantee**).

Witnesseth, that the said party of the first part, for and in consideration of the sum of one dollar ($1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 907, Section C, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 2, Pages 19,20,21 & 22, Chancery Clerk's office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **January 26, 2009** and recorded in **Book 603, Page 645** in the Chancery Clerk's Office of DeSoto County, Mississippi.

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second party, forever, in fee simple; and the said party of the first part specially warrants the title to the said bargained property above described against the lawful claims **of all persons claiming by, through or under the party of the first part**.

Subject to all covenants, restrictions, reservations, easements, conditions and right(s) appearing of record; and **subject** to any state of facts an accurate survey would show.

This Deed not to be in effect until: **June 18, 2009**

2

In Witness whereof the undersigned has set his/her hand and seal as the duly authorized principal of Hooks Van Holm, Inc., an Alabama corporation, marketing contractor of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development (HUD), under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended.

Secretary of Housing and Urban Development
by its Delegated Authority, Hooks Van Holm, Inc.,

By: Angelette Harris
Its: **Authorized Signatory**
Dated: 6/15/09

STATE OF ALABAMA
COUNTY OF CALHOUN

Personally appeared before me, the undersigned Notary Public in and for said county and state, on the 15 day of June, 2009, within my jurisdiction, the within named Angelette Harris, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged him/herself to be duly authorized principal and an authorized signatory of **Hooks Van Holm, Inc.**, for and on behalf of said Corporation, being HUD's delegated authority, and on behalf of the Secretary of Housing and Urban Development, as the act and deed of said Corporation and the Secretary of Housing and Urban Development, he/she executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Linda W Jackson
NOTARY PUBLIC

My Commission Expires: 1/23/13

LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE

Parcel No.: 108623100 00907.00

Mail Tax Bills To: 1460 Stone Gate
Hernando, MS 38632

Property Address: 8415 Southaven Circle
Southaven, MS 38671

Grantor's Address:
Secretary of HUD

c/oHooks Van Holm, Inc.
1021 Noble Street, Suite 212
Anniston, AL 36903
Phone #: (256) 241-1415
No Second Number

Grantee's Address:
Todd Ferguson and Lori Ferguson

1460 Stone Gate
Hernando, MS 38632

Phone #:901-870-3243
Phone #:No Second Number

Prepared by and return to:
Fearnley & Califf - MS
981 Goodman Road - Suite 105
Horn Lake, MS 38637
Phone No.: 662 536-4907