

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

STATE OF MISSISSIPPI

FHA CASE NO. 281-295288

SPECIAL WARRANTY DEED

Lot 25, final Plat Division of Lot 8, Bailey Station Pud, 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 **Jeffrey Duett and Alice Duett**, as tenants by the entirety will full rights of survivorship 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 25, Final Plat Division of Lot 8 Bailey Station PUD, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Page 38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 **February 12, 2009** and recorded in **Book 604, Page 138 and re-recorded at Book 606, Page 298** 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: July 20, 2009

6389 N. Quail Hollow Ste 202
Mphs
38120

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.,

Angelletha Harris
By: *Angelletha Harris*
Its: Authorized Signatory
Dated: *7/15/09*

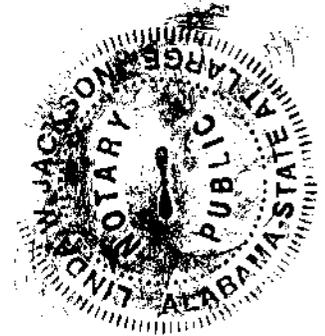
STATE OF ALABAMA
COUNTY OF CALHOUN

Personally appeared before me, the undersigned Notary Public in and for said county and state, on the *15* day of *July*, *2009*, within my jurisdiction, the within named *Angelletha 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.: 108 8 28 29 0 00025 00

Mail Tax Bills To: 7350 Durango Drive
Horn Lake, MS 38637

Property Address: 7350 Durango Drive
Horn Lake, MS 38637

Grantor's Address:
Secretary of HUD

Grantee's Address:
Jeffrey Duett and Alice Duett

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

1000 Sutton Place #1622
Horn Lake, MS 38637

Phone #:901-409-2709
Phone #:No Second Number

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