

Prepared by: Shapiro & Massey, L.L.P. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M File No. 09-103741	Return to: <i>gn</i> Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXXXX1314
--	--

WARRANTY DEED

Allen C. Whitman and Sandra D. Whitman
0017591314
0017591314

THIS INDENTURE, made this 22nd day of JANUARY, 2010, between Sandra D. Whitman and Allen C. Whitman, Wife/Husband, 4375 Hwy 51N, Horn Lake, MS 38637 *JA* (662) 470-4126 of the County of De Soto, State of Mississippi, party of the first part, and Beneficial Mississippi Inc., 636 Grand Regency Blvd., Brandon, Florida 33509, 651-234-3500 and successors and assigns, party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of ten dollars, (\$10.00), in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, does, by these presents, grant, bargain, sell, warrant, remise, release, convey and confirm unto the said party of the second part, successors and assigns forever, all that certain parcel of land, lying and being in the County of De Soto, State of Mississippi, to-wit:

(See Exhibit A attached)

INDEX IN: Lot 484, Sec. C, Tipton-Pollard, Sec. 1, T-2-S, R-8-W, DeSoto Co/MS

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part does hereby covenant with the party of the second part that he/she will fully warrant and defend the title to the said lands against all claims whatever.

This deed is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance or security of any kind. The consideration therefore, in addition to that hereinabove set forth, is full release of all debts, obligations, and charges heretofore subsisting on account of and by the terms of that certain mortgage heretofore existing on the property herein conveyed; said mortgage is dated September 7, 2007, executed by Sandra D. Whitman and Allen C. Whitman, Wife/Husband, and recorded in Book 2787, Page 369 inclusive, of the Public Records of De Soto County, Mississippi; this conveyance completely satisfying said obligation and terminating said mortgage and note secured thereby and any effect thereof in all respects.

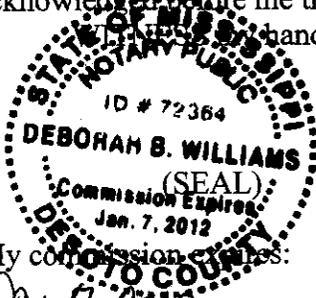
IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand to the foregoing deed of conveyance the day and year above written.

Allen C. Whitman
Allen C. Whitman

Sandra D. Whitman
Sandra D. Whitman

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

BEFORE ME personally appeared Allen C. Whitman to me well known, and known to me to be the individual(s) described in and who executed the foregoing deed of conveyance, and acknowledged before me that he executed the same for the purposes therein expressed. My commission expires on _____ hand and official seal this 22nd day of January, 2010.

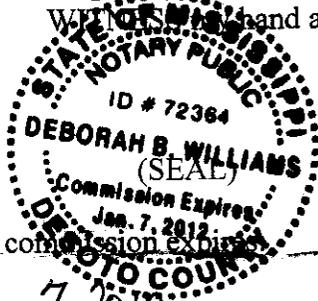


Deborah B. Williams
Notary Public in and for the
State and County aforesaid

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

BEFORE ME personally appeared Sandra D. Whitman to me well known, and known to me to be the individual(s) described in and who executed the foregoing deed of conveyance, and acknowledged before me that he/she executed the same for the purposes therein expressed.

Witness my hand and official seal this 22nd day of January, 2010.



Deborah B. Williams

Notary Public in and for the
State and County aforesaid

My commission expires
Jan. 7, 2012

Exhibit A

The land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 484, Section C, Tipton-Pollard, situated in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 80, Pages 9-11, in the Office of the Chancery Clerk of DeSoto County, Mississippi.
Tax Map or Parcel ID No.: 2081011300048400