

INDEXING INSTRUCTIONS:

LOT 6, OAKWOOD PARK S/D, SEC. 8, T2S, R6W, DESOTO COUNTY, MISSISSIPPI

PREPARED BY:

DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-1565

GRANTOR(S):

HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BLVD
BRANDON, FL 33509
TELEPHONE: (651) 234-3600

AFTER RECORDING RETURN TO:

Fearnley & Califf, PLLC
6389 N. Quail Hollow Road - Ste 202
Memphis, TN 38120
Phone: (901) 767-6200
File No.: FC1002053

GRANTEES:

TIMOTHY GASTON
P.O. Box 750501
MEMPHIS, TN 38175
TELEPHONE: (901) 864-3013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **HSBC MORTGAGE SERVICES, INC.** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **TIMOTHY GASTON**, a married man, (herein referred to as Grantee), the following described property located and situated in DESOTO County, Mississippi, to-wit:

The following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Desoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 6, Oakwood Park Subdivision, in Section 8, Township 2 South, Range 6 West, as shown by plat of record in Plat Book 68, Page 4-7, Chancery Clerk's Office for Desoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

More commonly known as: 4197 Rebekah Drive, Olive Branch, MS 38654

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 18 day of February 2010.

HSBC MORTGAGE SERVICES, INC.

By *Dana M. Sacks*
Dana M. Sacks
Asst. Vice President

STATE OF CA
COUNTY OF Los Angeles

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named Dana M. Sacks
Asst. Vice President, who acknowledged to me that he/she is the Asst. Vice President of HSBC MORTGAGE SERVICES, INC and that for and on behalf of said corporation and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 18 day of February 2010.

Kerry Lynn Valdez
NOTARY PUBLIC

My Commission Expires:



Mail Tax Bills to:
Timothy Gaston
P O Box 750501
Memphis, TN 38175