
**SPARKMAN, ZUMMACH & PERRY, P.C.
ATTORNEYS AT LAW**

RECORDING REQUIREMENTS OF M.C.A. §89-5-24

Prepared by/Return to:
Joseph M. Sparkman, Jr. MS # 9438
Sparkman, Zummach & Perry, P.C.
Attorneys at Law
Post Office Box 266
Southaven, MS 38671-0266
662-349-6900
FILE # : 100218

Grantor: Jean Claude Ossyra and Anna G. Ossyra
Grantor Address: 625 Highland Colony Pkwy. Suite 104, Ridgeland, MS 39157
Grantor Telephone Number: Home-N/A Work-601-853-7380

Grantee: Edward M. Hamilton and Verna J. Hamilton, husband and wife
Grantee Address: 4210 Amherst Drive Olive Branch, Mississippi 38654
Grantee Telephone Number: Home-901-628-4260 Work-901-481-3573

NAME OF INSTRUMENT: Warranty Deed

INDEXING INSTRUCTIONS:

Lot 78, Phase 2, College Park Subdivision, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This instrument prepared by:
 David M. Ross, Esquire
 Attorney for CARTUS FINANCIAL CORPORATION
 625 Highland Colony Parkway, Suite 104
 Ridgeland, MS 39157
 601-853-7380 Cartus File # 2061304
 MS BAR # 10101

WARRANTY DEED AND SPECIAL POWER OF ATTORNEY

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 which are hereby acknowledged, the undersigned, **Jean-Claude Ossyra** and **Anna G. Ossyra**, do hereby sell, convey and warrant unto

Edward M. Hamilton and Verna J. Hamilton, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common

the following described land and property lying and being situated in De Soto County, Mississippi, to-wit:

Lot 78, Phase Two, College Park Subdivision, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 85, Pages 18-20, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This being the same property conveyed to Grantor in Warranty Deed of record in Book 511, Page 175, in said Chancery Clerk's Office.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record, including *

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been prorated.

AND WE DO BY THESE PRESENTS make, constitute and appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any other documents necessary for delivery of this deed and to complete the sale of the property herein described, including, but not limited to, the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This Power of Attorney is coupled with an interest and shall remain in force and effect until the sale contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

*Subdivision Restrictions, Building Lines, Easements and other matters of record including in Plat Book 85, Page 18, in said Chancery Clerk's Office.

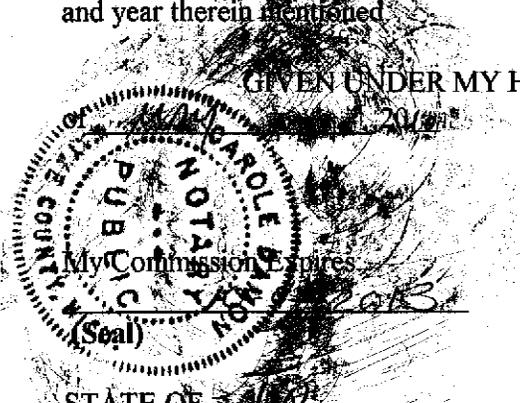
WITNESS THE SIGNATURE OF THE GRANTORS, this the 24 day of May, 2010.

Jean-Claude Ossyra
Jean-Claude Ossyra
Anna G. Ossyra
Anna G. Ossyra

STATE OF MICHIGAN
COUNTY OF OAKLAND

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Jean-Claude Ossyra**, who acknowledged to me that he/she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24 day

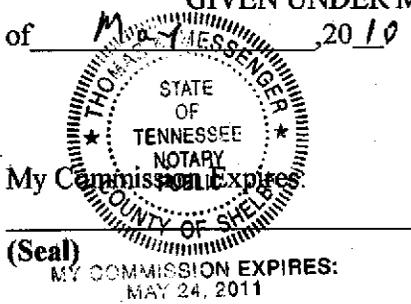


Carole Damon
NOTARY PUBLIC **CAROLE DAMON**
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 4, 2013
Acting in the County of Oakland

STATE OF MISSISSIPPI
COUNTY OF SHIPLEY

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Anna G. Ossyra**, who acknowledged to me that he/she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24 day of May, 2010



Thomas Messenger
NOTARY PUBLIC

ADDRESS OF GRANTORS:
625 Highland Colony Pkwy, Suite 104
Ridgeland, MS 39157

Phone No: 601-853-7380
n/a

ADDRESS OF GRANTEEES:
4210 Amherst Drive
Olive Branch, MS 38654

Phone No: 901.628.4260
901.481.3573