

Return to:  
First National Title, LLC  
6880 Cobblestone Blvd, Suite 2  
Southaven, MS 38672  
(662) 892-6536  
File # 17360

Indexing Instructions:

DE SOTO County, MS

PREPARED BY:

Frank P. Dec, Esq.  
American National Abstract, LLC  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

GRANTOR:

HSBC MORTGAGE SERVICES, INC.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768  
~~(949) 651-6754~~

RETURN TO:

CHARLES H. WOOLEY AND JEANETTE B.  
WOOLEY  
1128 WILSON MILL ROAD  
LAKE CORMORANT, MS 38641

GRANTEES:

CHARLES H. WOOLEY AND JEANETTE B.  
WOOLEY  
1128 WILSON MILL ROAD  
LAKE CORMORANT, MS 38641  
~~(668) 812-9673 / (662) 335-5467~~

### 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 CHARLES H. WOOLEY AND JEANETTE B. WOOLEY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP (herein referred to as Grantees), the following described property located and situated in DE SOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

**Indexing Instructions: Lot 2, Wilson Mill PUD Subdivision, as situated in Section 28, Township 2 South, Range 9 West, in Plat Book 58, Page 40-42.**

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 4 day of July, 2010

HSBC MORTGAGE SERVICES, INC.

BY: *Dana M. Sacks*  
Dana M. Sacks  
Asst. Vice President

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On 7/6/10 before me, *Lucero Haros*, personally appeared Dana M. Sacks, who provided to me on the basis of satisfactory evidence to be the person Asst. Vice President subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

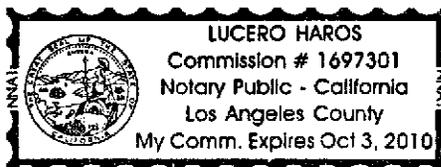
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Lucero Haros*

Notary Public

Commission expires \_\_\_\_\_



Our File No. ANA201009576

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY:

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LOT 2, WILSON MILL PUD SUBDIVISION, AS SITUATED IN SECTION ~~28~~, TOWNSHIP 2 SOUTH, RANGE 9 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 40-42, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PROPERTY COMMONLY KNOWN AS: 1128 WILSON MILL ROAD, LAKE CORMORANT, MS 38641