

INDEXING INSTRUCTIONS:

LOT 13, SECTION A, CARTER'S PLANTATION, SEC. 29, T-2-S, R-6-W, DESOTO COUNTY, MS

PREPARED BY:

DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-2320

GRANTOR(S):

SECRETARY OF VETERANS AFFAIRS
An officer of the United States of America
DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC 20420
TELEPHONE: (888) 611-5916

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
TELEPHONE: (601) 366-1222
FILE NO. 2218-2385505

GRANTEE(S):

PHILLIP RICE *and wife Lisa C. Rice*
ADDRESS: *7791 Sunset Ridge*
Olive Branch, MS 38654
TELEPHONE: *770-317-6012*

SPECIAL WARRANTY DEED

This indenture, made on the 04 day of AUGUST, 2010 by and between the SECRETARY OF VETERAN AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, hereinafter referred to as Grantor, does hereby sell, convey and specially warrant unto PHILLIP RICE (herein referred to as Grantee) the following described property located and situated in DESOTO County, Mississippi, to-wit:

Lot 13, Section A, Carter's Plantation, situated in Section 29, Township 2 South, Range 6 West, as shown by plat of record in Plat Book 69, Page 4-5, 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: 7791 Sunset Ridge, 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.

***and wife Lisa C. Rice, as joint tenants with full rights of survivorship.**

Return To:
O'BRIEN LAW FIRM, LLC
1630 Goodman Rd. East-Suite 5
Southaven, MS 38671
(662) 349-3339
100 80106

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.

Pursuant to Provisions of 38 U.S.C. 3720 (a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Secretary of Veterans Affairs, An officer of the United States of America

By: *Cindy Ton*
Cindy Ton, Assistant Secretary

Its: Countrywide Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f)

STATE OF TEXAS
COLLIN COUNTY

On this date, before me personally appeared Cindy Ton, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of TEXAS aforesaid, this 04 day of AUGUST, 2010.

Shelia Ewing
Notary Public

My term expires: 6-21-14

