

SPECIAL WARRANTY DEED

Indexing Instructions: Lot 112 Sec A Braybourne S/D
Sec 32 Township 1st Range 5 West Plat BK 59
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DE SOTO County, MS

TOLO-024178

PI# 1059320300011200

PREPARED BY:

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

GRANTOR:

HSBC MORTGAGE CORPORATION USA
931 CORPORATE CENTER DRIVE
POMONA, CA 91768
800 753-3339

RETURN TO:

RAYMOND BUTLER, III AND SUSAN J. PEREGOY
13083 BRAYBOURNE CROSS
OLIVE BRANCH, MS 38654

GRANTEES:

RAYMOND BUTLER, III AND SUSAN J. PEREGOY
13083 BRAYBOURNE CROSS
OLIVE BRANCH, MS 38654
901 488-2759 N/A

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 CORPORATION USA (herein referred to as Grantor), does hereby sell, convey and specially warrant RAYMOND BUTLER, III AND SUSAN J. PEREGOY (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.

MCSA

EXHIBIT A

LEGAL DESCRIPTION

THE LAND LYING AND BEING SITUATED IN DESOTA COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 112, SECTION A, BRAYBOURNE SUBDIVISION, SITUATED IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGES 32-33, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

THE WARRANTY IN THIS DEED IS SUBJECT TO RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROADS AND PUBLIC UTILITIES, SUBDIVISION AND ZONING REGULATIONS IN EFFECT IN DESOTO COUNTY, MISSISSIPPI AND FURTHER SUBJECT TO ALL APPLICABLE BUILDING RESTRICTIONS AND RESTRICTIVE COVENANTS OF RECORD.

PROPERTY COMMONLY KNOWN AS: 13083 BRAYBOURNE CROSS, OLIVE BRANCH, MS 38654

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 16 day of July, 2010

HSBC MORTGAGE CORPORATION USA

BY: [Signature]

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On July 16, 2010 before me, RICA STRICKLAND, personally appeared MARIA I. ORTEGA and [Signature], who provided to me the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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.

[Signature: Rica Strickland]

Notary Public

Commission expires 4/29/2013



Our File No. ANA201011335