

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

SR1009-MS-113754

Prepared by and Return to:

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Wilkinson Law Firm, P.C.
511 Keywood Circle
Flowood, MS 39232
601-355-0005
Bar # 10285

**LOAN # 1003825661
USLT # SR1009-MS-113754**

**Grantor: U. S. BANK N. A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED
HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL 1 INC. TRUST
2001-NC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-
NC3
12650 INGENUITY DRIVE
ORLANDO, FL 32826
770-977-0933**

Grantee: JERRY BAIN AND RANDALL BAIN

P.O. Box 302
NESBITT, MS 38651
901-351-2306

**INDEXING INSTRUCTIONS:
LOT 1260 SEC. C SOUTH, DESOTO VILLAGE S/D, SEC. 33, T-1-S, R-8-W, DESOTO
COUNTY, MISSISSIPPI. PA 10 195 3-8**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, **U. S. BANK N. A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL 1 INC. TRUST 2001-NC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-NC3**, by Ocwen Loan Servicing, LLC, successor by merger to Ocwen Federal Bank, FA, its Attorney In Fact, by and through its duly authorized and appointed officer or director, does hereby Grant, Bargain, Sell, Convey, and Specially Warrant unto **JERRY BAIN AND RANDALL BAIN, GRANTEE(S)**, as Joint Tenants with Full rights of Survivorship and not as tenants in common that certain land and property situated and being in **DESOTO COUNTY, State of Mississippi**, to-wit:

* Return to:
First National Title, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672
(662) 892-6538
File# S 17642

LOT 1260, SECTION C SOUTH, DESOTO VILLAGE SUBDIVISION, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS SHOWN BY THE PLAT APPEARING OF RECORD IN PLAT BOOK 10, PAGES 3-8, 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.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR, HEREIN BY WARRANTY DEED RECORDED SIMULTANEOUSLY HEREWITH, IN SAID CLERK'S OFFICE.

Also known as: **3360 FAIRMEADOW DRIVE, HORN LAKE, MS 38637**

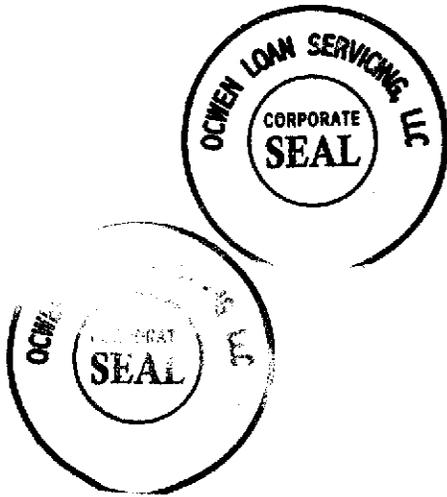
PARCEL # 10883302001260-00

This conveyance, however, is subject to Prior Reservations of oil, gas and other minerals; any and all Easements, Right-of-Way and Dedication of record affecting same and any and all Protective or Restrictive Covenants and Building restrictions of record affecting same.

Ad valorem taxes are being prorated between the parties as of the date of closing. "Grantor covenants that it has possession of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise" The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

WITNESS THE SIGNATURE (S) of the Grantor(s), this the 17 day of SEPTEMBER, 2010.



U. S. BANK N. A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL 1 INC. TRUST 2001-NC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-NC3, by Ocwen Loan Servicing, successor by merger to Ocwen Federal Bank, FA, its Attorney In Fact

BY: [Signature]
Title: _____
ITS: _____

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned authority in and for the said county, and state on this 17 day of September, 2010, within my jurisdiction, the within named Robert Kaltenbach, who acknowledged that he is Senior Manager for Ocwen Loan Servicing, LLC, successor by merger to Ocwen Federal Bank, FA, Attorney In Fact for U. S. BANK N. A., IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY DEAN WITTER CAPITAL 1 INC. TRUST 2001-NC3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-NC3 for and on behalf of said corporation and as the act and deed of said corporations, he executed the above and foregoing instrument after first having been duly authorized by Ocwen Loan Servicing, LLC.

Given under my hand and official seal, this the 17 day of September, 2010.

[Signature]
Samantha L. Krusinski, Closer
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Prepared by at Sellers Request without a title search.

