11/12/10 9:19:01 SS SS
DK W BK 646 PG 554
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:
Lot 34, Section "C", Deercreek Subdivision, in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, Plat Book 72. Page 2.

PREPARED BY:
DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-2611

GRANTOR(S):
FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 INTERNATIONAL PARKWAY STE 1000
DALLAS, TX 75254
TELEPHONE: (972) 773-7551

RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
4780 I-55 N. STE. 400, JACKSON, MS 39211
(Flowood) TELEPHONE: (601) 366-1222
FILE NO. 2218-2407075

GRANTEE(S):
ERIC T. LAREAU
KATHRYN A. LAREAU
ADDRESS: 1285 Tara Dr
Hernando, MS 38632
TELEPHONE: 901-494-6228

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 are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **Eric T. Lareau and Kathryn A. Lareau**, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

Lot 34, Section "C", Deercreek Subdivision, in Section 7, Township 3 South, Range 7 West, as shown by plat of record in Plat Book 72, Page 2, 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: 1285 Tara Drive, Hernando, MS

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and it successor sand assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE this the 8th day of November, 2010.

Federal National Mortgage Association

BY: _____

Name & Title: Chrissy Wilson
Assistant Vice President

STATE OF TEXAS

COUNTY OF Dallas

PERSONALY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 8th day of November, 2010, within my jurisdiction, the within named Chrissy Wilson, who acknowledged that (he)(she) is Assistant Vice President of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.

_____
Notary Public

ARIANNA T. KING
Notary Public, State of Texas
My Commission Expires
April 12, 2014

My Commission Expires:

_____
(Affix official seal, if applicable)