

12/15/10 10:42:15
DK W BK 648 PG 471
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared By:
Charles B. Griffith
Attorney at Law, MS Bar No. 102008
108 Harding Place, Suite 203
Nashville, Tennessee 37205
615.457.2931 (telephone)
(Deed Preparation Only)

Record and Return To:
LandCastle Title
3343 Aspen Grove Drive
Suite 240
Franklin, Tennessee 37067
LCT File No.: MSF-100900610A
(Examiner of Title)

10090282
Prepared By and Return To:
Realty Title
6397 Goodman Road
Suite 112
Olive Branch, MS 38654
Ph # 662-893-8077

STATE OF MISSISSIPPI)
COUNTY OF DESOTO)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto CRAIG DICKSON AND CARLEY DICKSON, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

AS TENANTS BY THE ENTIRETY W/FULL RIGHTS OF SURVIVORSHIP AND NOT AS
JOINT TENANTS
IN COMMON.
LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 7329 Fox Run Cove, Olive Branch, MS 38654

Indexing Instructions: Lot 12, Sec. B, Fox Run S/D, Sec. 26, T1S, R6W, City of Olive Branch
DeSoto County, MS, Bk. 38, Pg. 15

Grantor Name and Address:
Federal National Mortgage Association
P.O. Box 650043
Dallas, TX 75265
Phone No. 1: 404-398-6000
Phone No. 2: NA

Grantee Name and Address:
Craig H. Dickson and Carley S. Dickson
1329 Fox Run Cove
Olive Branch, MS 38654
Phone No. 1: 901-288-5439
Phone No. 2: 901-412-9593

Property Address:
7329 Fox Run Cove
Olive Branch, MS 38654

5

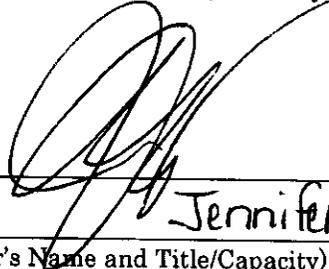
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this 20 day of October, 2010.

GRANTOR:
Federal National Mortgage Association

BY:
Morris, Hardwick & Schneider, Attorney in Fact

BY:



Jennifer Marler Frank

(Print Signer's Name and Title/Capacity)

ACKNOWLEDGMENT

STATE OF Tn
COUNTY OF Williamson }

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Jennifer Marler Frank (Signer) who acknowledged to me that s/he is the Partner (title/capacity) of m/H/S (Signer's company name), the Attorney in Fact for FNMA

(Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed, and delivered the above and foregoing instrument after having been authorized by m/H/S (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 20 day of October, 2010

Shannon C Sylvester
NOTARY PUBLIC

My Commission Expires: 7/22/14



EXHIBIT "A"
(Legal Description)

LAND SITUATED IN DESOTO COUNTY, MISSISSIPPI, FURTHER DESCRIBED AS FOLLOWS,
TO-WIT:

LOT 12, SECTION B, FOX RUN SUBDIVISION, SITUATED IN SECTION 26, TOWNSHIP 1
SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, AS PER
PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 15, IN THE OFFICE OF THE
CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: LOT 12, SECTION B, FOX RUN SUBDIVISION, SECTION 26,
TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY,
MISSISSIPPI, PLAT BOOK 38, PAGE 15

Property Address:
7329 Fox Run Cove
Olive Branch, MS 38654

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

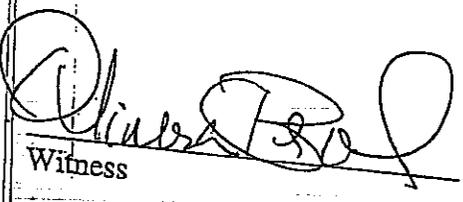
FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 constitutes and appoints Morris Hardwick Schneider, organized under the laws of the State of Tennessee, with an office for the conduct of business at 810 Crescent Centre Drive, Suite 280, Franklin, Tennessee 37067, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Mississippi and, further, to execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Mississippi. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

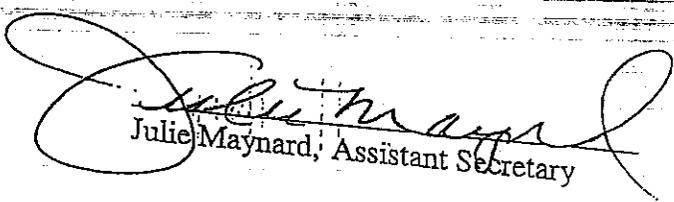
EXECUTED this 7 day of January, 2009

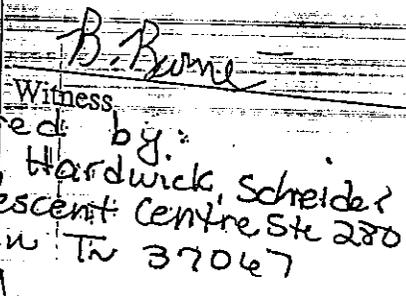

Witness

FANNIE MAE


Jason Allnutt, Vice President

Attest:


Julie Maynard, Assistant Secretary

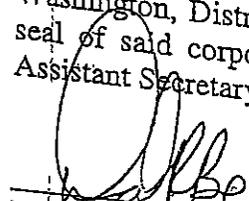

Witness
B. Burne
Witness

Prepared by:
Morris Hardwick Schneider
Crescent Centre St 280
Franklin TN 37067
NA

ACKNOWLEDGMENT

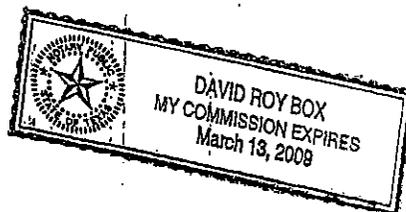
STATE OF TEXAS
COUNTY OF DALLAS

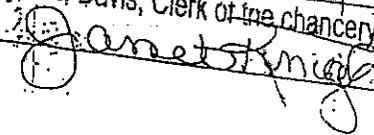
On this 8 day of January, 2009, before me appeared Jason Allnut and Julie Maynard, to me personally known, who, being by me duly sworn, did say that they are the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.



Notary Public

My Commission Expires: 3/13/09



STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 27 day of July, 20 09
W.E. Davis, Clerk of the chancery court
By  D.C.