

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:  
~~Land Castle Title  
3343 Aspen Grove Drive, Ste. 240  
Franklin, Tennessee 37067  
615.503.9901 [Telephone]  
LCT File No. MSF-101201046A  
(Examiner of Title)~~

Return To:   
James O. Parker  
756 East Brookhaven Circle  
Memphis, TN 38117

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 ROBERT COSENZA AND TRACY RICKMAN, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 3311 Forest Bend Drive, Southaven, MS 38672

Indexing Instructions: Lot 227, Area 6, Sec. B, Snowden Grove, P.U.D., Sec. 3, T2S, R7W  
DeSoto County, MS, Plat Book 100, Page 33-34

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:  
ROBERT M. COSENZA and TRACY A. RICKMAN  
3311 FOREST BEND DRIVE  
SOUTHAVEN, MS. 38672  
Phone No. 1: (901) 647-5317  
Phone No. 2: (901) 277-6915

Property Address:  
3311 Forest Bend Drive  
Southaven, MS 38672

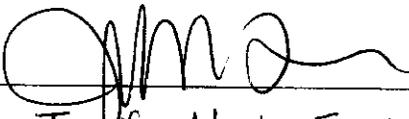
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby 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 31<sup>st</sup> day of December, 20 10.

**GRANTOR:**  
Federal National Mortgage Association

**BY:**  
Morris, Hardwick & Schneider, Attorney in Fact

**BY:**

  
\_\_\_\_\_  
Jennifer Marler Frank, Partner  
(Print Signer's Name and Title/Capacity)

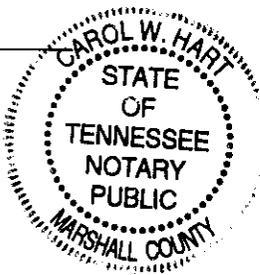
**ACKNOWLEDGMENT**

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 Morris, Hardwick & Schneider (Signer's company name), the Attorney in Fact for Federal National Mortgage Association (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 Morris, Hardwick & Schneider (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 31<sup>st</sup> day of December, 20 10.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12-1-2012



**EXHIBIT "A"**  
**(Legal Description)**

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

LOT 227, AREA 6, SECTION B, SNOWDEN GROVE, P.U.D. LOCATED IN SECTION 3,  
TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN  
PLAT BOOK 100, PAGE 33-34, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO  
COUNTY, MISSISSIPPI.

INDEXING INSTRUCTIONS: LOT 227, AREA 6, SECTION B, SNOWDEN GROVE, P.U.D.  
LOCATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY,  
MISSISSIPPI, PLAT BOOK 100, PAGE 33-34,

Property Address:  
3311 Forest Bend Drive  
Southaven, MS 38672