

3/17/11 10:39:36  
DK W BK 653 PG 762  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by Charity R. Bridgewater.  
Johnson & Freedman, LLC  
1587 NORTHEAST EXPRESSWAY  
ATLANTA, GA 30329  
(770) 234-9118

Return To: Prommis Solutions, LLC  
Foreclosure Team 13  
1544 Old Alabama Road  
Roswell, GA 30076

Cross Reference: Mortgage Book 3065, Page 548 DeSoto County, MS Records

Grantor: Stephen M. Weathers aka Steve M. Weathers as the Administrator of the Estate of Bryan Weathers  
9018 Erie Cove  
Olive Branch, MS 38654  
Phone: 866-265-6459 *INA*

Grantee: Chase Home Finance, LLC  
3415 Vision Drive  
Columbus, OH 43219  
Phone: 866-265-6459

INDEXING INSTRUCTIONS: Lot 169, Section "D", The Plantation, Phase 2, Plantation Lakes, City of Olive Branch, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi. *PB 52 PG 23*

## WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF MS

COUNTY OF DESOTO

THIS INDENTURE, this 6<sup>TH</sup> day of JANUARY, 2011 between STEPHEN M. WEATHERS AKA STEVE M. WEATHERS AS THE ADMINISTRATOR OF THE ESTATE OF BRYAN J. WEATHERS, deceased, as party of the first part, hereinafter called Grantor, and CHASE HOME FINANCE, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Bryan Weathers obtained title described herein referenced property via the certain Warranty Deed recorded at Book 613, Page 722 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, Bryan Weathers died on October 18, 2009 intestate. The attached death certificate is evidence as Exhibit "B."

WHEREAS, Letters of Administration were filed in Chancery Court of DeSoto County in Cause No. 09-11-2329. It was duly ordered on November 5, 2009 that Stephen M. Weathers aka Steve M. Weathers would be the Administrator of the estate of Bryan Jay Weathers. The evidence of such Order is attached as Exhibit "C."

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

SEE EXHIBIT "A" ATTACHED HERETO

The purpose of this conveyance is in lieu of foreclosure of that certain Deed of Trust dated July 22, 2009, from Bryan Weathers to Magna Bank, a Federal Savings Bank, recorded in Book 3065, Page 548, Office of the Chancery Clerk of DeSoto County, Mississippi, said Deed of Trust, as last transferred by assignment to Chase Home Finance, LLC recorded in Book 3192, Page 755, at the Office of the Chancery Clerk of DeSoto County, Mississippi..

It is the intent and express desire of the parties hereto that all of the loan documents pertaining to the indebtedness secured by the Deed of Trust shall remain in full force and effect after the execution and delivery of this Warranty Deed in Lieu of Foreclosure, and that there shall be no merger of the fee interest obtained by Grantee hereby with or unto Grantee's prior security interest on the Property under the Deed of Trust. This Warranty Deed in Lieu of Foreclosure is executed and delivered by Grantor and is received by Grantee as an absolute conveyance of Grantor's equity of redemption and is not intended to be further security for the aforementioned indebtedness or any other indebtedness or any other indebtedness of Grantor to Grantee. Grantor hereby declares that this conveyance is freely and fairly made.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

*Stephen M Weathers aka Steve M Weathers  
as the Admin of the Estate of Bryan  
Weathers*

Stephen M. Weathers aka Steve M. Weathers as the Administrator of the Estate of Bryan Weathers

STATE OF MS

COUNTY OF DESOTO

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Stephen M. Weathers aka Steve M. Weathers as the Administrator of the Estate of Bryan Weathers, whose name is signed to the foregoing instrument and who is known to me, who acknowledged before me this date that being informed of the contents thereof, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 6<sup>TH</sup> day of JANUARY 20 11

*Courtney Lynch*  
NOTARY PUBLIC  
My Commission expires: 10/10/14



**EXHIBIT "A"**

Lot 169, Section "D", The Plantation, Phase 2, Plantation Lakes, City of Olive Branch, DeSoto County, Mississippi, located in Section 22, Township 1 South, Range 6 West, as recorded in Plat Book 52, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS



9236440

FILING DATE NOV 05 2009

CERTIFICATE OF DEATH STATE OF MISSISSIPPI

STATE FILE NUMBER 123- 2009-022049

Main form containing fields for name (Bryan Jay Weathers), sex (Male), date of death (October 18, 2009), birth date (April 29, 1963), residence (9018 Erie Cove), and certifier (Jeffery Ponders).

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Mississippi State Department of Health Revised 1-4-08 Form 511

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

NOV-9 2009 Judy Moulder State Registrar

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

THE FACT OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER THIS IS WATERMARKED PAPER. DO NOT ACCEPT WITHOUT FIRST HOLDING TO LIGHT TO VERIFY WATERMARK.

Exhibit "C"

## LETTERS OF ADMINISTRATION

STATE OF MISSISSIPPI,

CAUSE NO. 09-11-2329

BY THE CHANCERY COURT OF SAID COUNTY:

DESOTO COUNTY

WHEREAS, Bryan Jay Weathers deceased, late of said county, died intestate, as we are informed, having whilst he lived, and at the time of his death, divers goods and chattels, rights and credits, within this state; and we desiring that the said goods and chattels, rights and credits, may be well and truly administered, converted, and disposed of, do hereby grant unto Stephen M. Weathers a/k/a Steve M. Weathers full power, by the tenor of these presents, to administer the goods and chattels, rights and credits, which to the said deceased in his lifetime, and at the time of his death, did belong; to ask, levy, recover, and receive the same, and pay the debts in which the deceased stood bound, so far as the goods, chattels, rights, credits, lands, tenements, and hereditaments of the said deceased will extend, according to their rate and the order of the law; to make a true and perfect inventory of said goods and chattels, rights and credits, and the same to exhibit in the office of the clerk of this court, at or before the expiration of 90 days from the date, hereof, and to render a just account of the said administration when thereunto legally required; and the said Stephen M. Weathers a/k/a Steve M. Weathers hereby ordained administrator of all and singular the goods and chattels, rights and credits, of the said deceased.

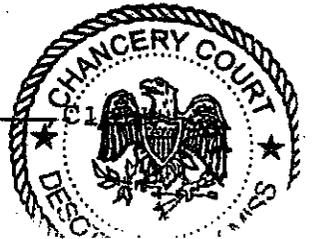
WITNESS THE HONORABLE Vicki B. Cobb, Chancellor of the 3rd District, this 5th day of November, 2009 and the seal of said court hereunto attached.

FILED

NOV 05 2009

W F DAVIS CLERK

W F Davis  
By: R. Ramsey PC





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<sup>th</sup> day of November, 2009  
W.E. Davis, Clerk of the chancery court

Klamey

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI  
ESTATE OF BRYAN JAY WEATHERS, DECEASED

---

PETITION FOR APPOINTMENT OF ADMINISTRATOR

---

TO THE HONORABLE CHANCELLOR OF  
THE CHANCERY COURT OF DESOTO  
COUNTY, MISSISSIPPI

COMES NOW, STEPHEN M. WEATHERS, (HEREINAFTER REFERRED TO  
AS STEVE M. WEATHERS) residing at 7522 Greenbrook Pkwy, Southaven,  
Mississippi., 38671 and respectfully shows unto the Court:

That BRYAN JAY WEATHERS, 46 years of age died on or about October  
18, 2009 at Southaven, MS 38671 and that 9018 Erie Cove, Olive Branch, DeSoto  
County, Mississippi was his residence at the date of his death.

That after diligent search of the decedent's records that Petitioner believes that  
said decedent left no Last Will and Testament;

That decedent is survived by his brother your Petitioner, STEVE M. WEATHERS  
and his mother and father Helen and Bobby Weathers of Horn Lake and one other  
brother, Robert Weathers of Southaven and two sisters Leigh Ann Wright of Horn Lake  
and Vicki Woods of Southaven.

That Petitioner is fit and proper to be Administrator of the estate.

That Petitioner requests that the Court appoint her as Administrator of the Estate  
of BRYAN JAY WEATHERS, deceased, and Petitioner requests that pursuant to

**FILED**  
NOV 04 2009  
W E DAVIS, CLERK

Mississippi Code Section 91-7-67 that no bond be required because the main asset of the estate is a house whose mortgage is close to the value of the real property.

WHEREFORE, PREMISES CONSIDERED, PETITIONER PRAYS:

That Petitioner, STEPHEN M. WEATHERS be appointed Administrator of the Estate of BRYAN JAY WEATHERS, deceased to serve without bond and that clerk of the Court issue Letters of Administration to BRYAN JAY WEATHERS upon his taking the oath required by law.

Stephen M Weathers  
STEPHEN M. WEATHERS

J. Walker Sims  
J. Walker Sims  
Martin, Tate, Morrow & Marston, P.C.  
5699 Getwell Road  
Bldg. E, Suite 1  
Southaven, MS 38672  
(662) 772-5831

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Stephen M. Weathers makes oath that she has read the foregoing Petition and knows the content thereof, and that the same is true of her own knowledge; except as to matters stated to be on information and belief, and those matters she believes to be true.

Steve M. Weathers  
STEVE M. WEATHERS

Subscribe and sworn to before me this the 4<sup>th</sup> day of November, 2009.

M.E. Davis  
NOTARY PUBLIC CHANCERY CLERK  
by: H. H. H. D.C.

## IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

ESTATE OF

BRYAN JAY WEATHERS,

NO. 09-11-2329

DECEASED.

## DECREE APPOINTING ADMINISTRATOR

This cause came on to be heard upon the verified Petition of STEPHEN M. WEATHERS (HEREINAFTER REFERRED TO AS STEVE M. WEATHERS) residing at 7522 Greenbrook Parkway, <sup>Southaven, Mississippi 38671 PRL</sup> the Petitioner, upon the testimony of the Petitioner, STEVE M. WEATHERS, from all of which it does appear to the satisfaction of the Court:

That after diligent search of the decedent's records that Petitioner believes that said decedent left no Last Will and Testament;

That decedent is survived by his brother your Petitioner, STEVE M. WEATHERS and his mother and father Helen and Bobby Weathers of Horn Lake and one other brother, Robert Weathers of Southaven and two sisters Leigh Ann Wright of Horn Lake and Vicki Woods of Southaven.

That Petitioner is fit and proper to be Administrator of the estate.

That Petitioner requests that the Court appoint <sup>him</sup> her as Administrator of the Estate of BRYAN JAY WEATHERS, deceased, and Petitioner requests that pursuant to Mississippi Code Section 91-7-67 that no bond be required because the main asset of the estate is a house whose mortgage is close to the value of the real property.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED:

**FILED**  
NOV 05 2009  
W E DAVIS, CLERK

That STEPHEN M. WEATHERS is hereby appointed Administrator of the Estate of BRYAN JAY WEATHERS, deceased, to serve without bond and that clerk of the Court issue Letters of Administration to STEPHEN M. ROBERTS upon her taking the oath required by law.

SO ORDERED, ADJUDGED AND DECREED THIS 5<sup>th</sup> DAY OF November, 2009.

Vicki B. Cobb  
JUDGE

J. Walker Sims  
J. Walker Sims #6815 (MS)  
Martin, Tate, Morrow & Marston, PC  
5699 Getwell Road  
Bldg. E, Suite 1  
Southaven, MS 38672  
(662) 772-5831

Attorney for Petitioner



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 5<sup>th</sup> day of November, 2009  
W.E. Davis, Clerk of the chancery court  
W.E. Davis