4/19/11 8:51:08
DK W BK 655 PG 641
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:
Lot 208, Section I, Deer Creek Subdivision, in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi

PREPARED BY:
DAVID K. MCGOWAN, ATTORNEY AT LAW
1345 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-3136

RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
2001 AIRPORT RD, STE 301, FLOWOOD MS 39232
TELEPHONE: (601) 366-1222
FILE NO. 2218-2506850

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

GRANTEE(S):
DANIEL W. WEBSTER
ADDRESS: 141 Pebble Creek Cv E
Hernando, MS 38632
TELEPHONE: (901) 734-5249
na

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 **Daniel W. Webster,** the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

The land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 208, Section I, Deer Creek Subdivision as located in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as found at Plat Book 90, Page 9, in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which plat reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to the Grantor herein by Warranty Deed recorded in Book 488, Page 612-613, in said Clerk's office. The Warranty in this Deed is subject to Subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

MORE COMMONLY KNOWN AS: 141 Pebble Creek Cove East, Hernando, MS

Austin

2

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.

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 15 day of April, 2011.

Federal National Mortgage Association

BY: _____

Name & Title: _____

STEPHANIE JACKSON ASST. 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 15 day of April, 2011, within my jurisdiction, the within named STEPHANIE JACKSON, who acknowledged that (he)(she) is ASST. 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

CINDY W DOLEZAL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 7/27/13

My Commission Expires:

_____

(Affix official seal, if applicable)