4/28/11 10:18:59
DK W BK 656 PG 365
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS:
Lot 230, Section K, Phase 1A, Kentwood Subdivision, DeSoto County, Mississippi PB 55, Pg 9

PREPARED BY:
DAVID K. MCGOWAN, ATTORNEY AT LAW
1845 CRANE RIDGE DR., JACKSON, MS 39216
TELEPHONE: (601) 982-8504
MSB #2619
FATD-3188

GRANTOR(S):
HSBC MORTGAGE SERVICES, INC.
636 GRAND REGENCY BLVD
BRANDON, FL 33509
TELEPHONE: 651-234-3600

After recording, return to:
Select Title & Escrow, LLC
7145 Swinnea Road, Suite 1
Southaven, MS 38671
(662) 349-3930
File # 11-1086

RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
2001 AIRPORT RD, STE 301, FLOWOOD, MS 39232
TELEPHONE: (601) 366-1222
FILE NO. 2218-2453774

GRANTEE(S):
LISA R. LAMBERT
ADDRESS: 2700 WAVERLY
HORN LAKE MS 38637
TELEPHONE: 9014333972, 9016923277

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 is hereby acknowledged, the undersigned **HSBC MORTGAGE SERVICES, INC.** (herein referred to as Grantor), does hereby sell, convey and specially warrant unto **LISA R. LAMBERT,** (herein referred to as Grantee), the following described property located and situated in **DeSoto** County, Mississippi, to-wit:

> Lot 230, Section K, Phase 1A, Kentwood Subdivision, situated in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 9 in the Office of the Chancery Clerk of DeSoto County, Mississippi.
>
> More commonly known as: 2700 Waverly Dr. Horn Lake, MS

This conveyance is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

***This being the same property described in the deed recorded in DeSoto County on 11/08/10, Book 646, Page 300-301.**

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 26 day of April 2011.

HSBC MORTGAGE SERVICES, INC.

By _____
Maria I. Ortega

Its Asst. Vice President

STATE OF _____

COUNTY OF _____

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said county and state, the within named _____, who acknowledged to me that he/she is the _____ of HSBC MORTGAGE SERVICES, INC and that for and on behalf of said corporation and as its act and deed, he/she signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____ 2011.

_____
NOTARY PUBLIC

My Commission Expires:

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 26, 2011 before me, R. Garcia, Notary Public
(insert name and title of the officer)

personally appeared Maria I. Ortega,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

R. GARCIA
Commission # 1851261
Notary Public - California
Los Angeles County
My Comm. Expires Jun 24, 2013