

5/31/11 9:14:03  
DK W BK 658 PG 309  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**SPECIAL WARRANTY DEED**

Indexing Instructions:  
**Lot 140, College Hills PUD, First Addition  
First Revision, Sec. 18, T2S, R6W  
DESOTO County, MS and Sec. 13, T2S, R7W  
Plat Book 55, Page 1-2**

**PREPARED BY:**

John O. Windsor, Esq.  
Bar #102155  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

**GRANTOR:**

HSBC MORTGAGE SERVICES, INC.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768  
*(866) 472-6880*

**RETURN TO:**

ALLEN JORDAN BOLAND  
6030 COLLEGE BLUFF COVE  
OLIVE BRANCH, MS 38654

**GRANTEES:**

ALLEN JORDAN BOLAND  
6030 COLLEGE BLUFF COVE  
OLIVE BRANCH, MS 38654  
*(91) 335-5710 hm  
901-569-2653 uk*

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 ALLEN JORDAN BOLAND, A SINGLE MAN (herein referred to as Grantees), the following described property located and situated in DESOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

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.

*50510-0237*

*Austin*

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

LOT 140, COLLEGE HILLS PLANNED UNIT DEVELOPMENT, FIRST ADDITION, FIRST REVISION,  
LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 WEST AND SECTION 13, TOWNSHIP 2  
SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 55, PAGE 1-2,  
IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

PARCEL ID NO.: 2-06-4-18-02-0-00140-00

PROPERTY COMMONLY KNOWN AS: 6030 COLLEGE BLUFF COVE, OLIVE BRANCH, MS 38654

IN WITNESS WHEREOF, the Grantor, by and through the undersigned officer, has executed this Deed on this the 5 day of May, 2011

HSBC MORTGAGE SERVICES, INC.

BY:

*[Handwritten signature of Maria I. Ortega]*

**Maria I. Ortega  
Asst. Vice President**

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS

On 5-5-2011 before me, Tami Flores, personally appeared Maria I. Ortega and \_\_\_\_\_, who provided 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 capacities, 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.

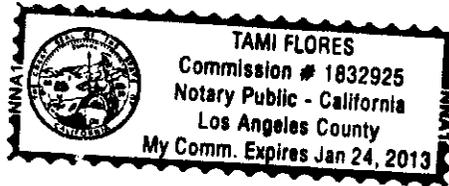
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten signature of Tami Flores]*

Notary Public

Commission expires \_\_\_\_\_



Our File No. ANA201107910