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DK W BK 660 PG 500
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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:
LandCastle Title
3343 Aspen Grove Drive, Ste. 240
Franklin, Tennessee 37067
615.503.9901 [Telephone]
LCT File No. MSF-110400476A
(Examiner of Title)

Indexing Instructions:
Lot 2278, Section K,
Southaven West S/D
Section 27, T-1-S, R-8-W,
Plat Book 4, Pages 4-5
DeSoto County, Mississippi

STATE OF MS)
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 FLOYD MAXWELL AND LINDA F. MAXWELL, ("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

RESTRICTIONS ON TRANSFER (IF ANY): SEE EXHIBIT "B" ATTACHED
HERETO AND MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 7802 Cotton Lane Drive, Southaven, MS 38671

Indexing Instructions: Lot 2278, Sec. K, Southaven West S/D, DeSoto County, MS 964 Pg 4-5

Grantor Name and Address:

Grantee Name and Address:

Federal National Mortgage Assoc
P.O. Box 650043
Dallas, TX 75265

Billy Floyd Maxwell & Linda F. Maxwell

4105 Redwood Drive

Olive Branch, MS 38654

Phone No. 1: 877-389-0141

Phone No. 1: 901-486-9485

Phone No. 2: N/A

Phone No. 2: N/A

***as joint tenants with full rights of survivorship and not as tenants in common**

Property Address:
7802 Cotton Lane Drive
Southaven, MS 38671

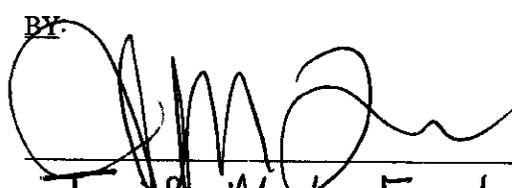
Baskin

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 21st day of June, 2011.

GRANTOR:
Federal National Mortgage Association

BY:
Morris, Hardwick & Schneider, Attorney in Fact

BY:


Jennifer Marler Frank
(Print Signer's Name and Title/Capacity)

ACKNOWLEDGMENT

STATE OF Tennessee)
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 21st day of June, 2011.



NOTARY PUBLIC
My Commission Expires: 6-5-12

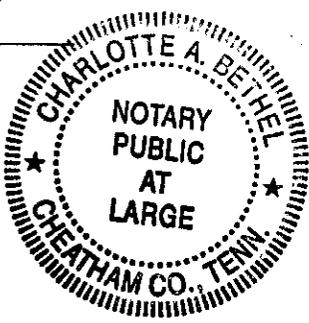


EXHIBIT "A"
(Legal Description)

Land situated in DeSoto County, Mississippi and further described as follows, to wit:

Lot 2278, Section K, Southaven West Subdivision, situated in Section 27, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 4, Page 4-5 in the Chancery Clerk's Office of DeSoto County, Mississippi

Indexing Instructions: Lot 2278, Section K, Southaven West Subdivision, DeSoto County, Mississippi

Property Address:
7802 Cotton Lane Drive
Southaven, MS 38671

EXHIBIT "B"
(Restrictions On Grantee's Right to Transfer)

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$54,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$54,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property Address:
7802 Cotton Lane Drive
Southaven, MS 38671