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DK W BK 663 PG 480
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

Grantor: Darrell D. Duckworth aka Darrell Delane Duckworth
8139 Montrose Drive
Olive Branch, MS 38654
Phone: 866-265-6459

Cross Reference: Deed Book 2,887, Page 669 De Soto
County, MS Records

Grantee: JPMorgan Chase Bank, N.A.
3415 Vision Drive
Columbus, OH 43219
Phone: 866-265-6459

INDEXING INSTRUCTIONS: Lot 267, Phase 1, Section H-1, The Plantation Subdivision, in
Section 22, Township 1 South, Range 6 West, Desoto County, Mississippi. PB 47 PS 9

WARRANTY DEED IN LIEU OF FORECLOSURE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS INDENTURE, this 17 day of JUNE, 2011 between DARRELL D. DUCKWORTH AKA DARRELL DELANE DUCKWORTH, an unmarried man, as party of the first part, hereinafter called Grantor, and JPMORGAN CHASE BANK, N.A., 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).

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 April 8, 2008, from Darrell D. Duckworth to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for First Tennessee Home Loans, its successors and assigns, recorded in Book 2,887, Page 669, De Soto County, Mississippi Chancery Court, said Deed of Trust, as last transferred by assignment to JPMorgan Chase Bank, N.A. recorded in Book * _____, Page * _____, De Soto County, Mississippi Chancery Court.

***By assignment recorded simultaneously herewith and made a part hereof by reference**

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:

Darrell D. Duckworth aka
aka Darrell Delane Duckworth

Darrell D. Duckworth aka
Darrell Delane Duckworth

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Darrell D. Duckworth aka Darrell Delane Duckworth whose name(s) is/are signed to the foregoing instrument and who is/are 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 17 day of
JUNE 20 11

Mark Webb

NOTARY PUBLIC
My Commission expires: 7-30-2012



EXHIBIT "A"

Lot 267, Phase 1, Section H-1, The Plantation Subdivision, in Section 22, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Page 9, in the Office of the Chancery Clerk of Desoto County, Mississippi.