

**Prepared by and return to:**

LandCastle Title, LLC  
3343 Aspen Grove Drive, Suite 240  
Franklin, TN 37067-2908  
File #: MSF-111002175A  
(615)503-9901

State of Mississippi

County of DeSoto

11090404  
X Prepared By and Return To:  
Realty Title  
6397 Goodman Road  
Suite 112  
Olive Branch, MS 38654  
Ph # 662-893-8077

**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 all of which is hereby acknowledged, Federal National Mortgage Association (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto William Edgar Abernathy and Chrystal H. Abernathy (hereinafter called "Grantee"), the following described property situated in DeSoto County, Mississippi, to wit:

**Indexing Instructions:**

Lot 9, Payne Flynn S/D, Section 8, T2S, R6W, Plat Book 30, Pages 37-38, DeSoto County, MS

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Commonly known as: 7780 Mary Dudley Drive, Olive Branch, MS 38654

Address of Grantee: P.O. Box 712 Olive Branch, MS 38654

Phone Number: 901-212-0822 // 901-359-0197

Address of Grantor: PO Box 650043, Dallas, TX 75265

Phone Number: 877-389-0141

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.

\*as tenants by the entirety with full rights of survivorship  
and not as tenants in common

RE: 7780 Mary Dudley Drive, Olive Branch, MS 38654

REO # \_\_\_\_\_

REO\_MS\_SpecialWarrantyDeed(rev).rdw  
CC LD 10/12/2011 rev.

MSF-111002175A  
10/24/11 @ 10:44 AM

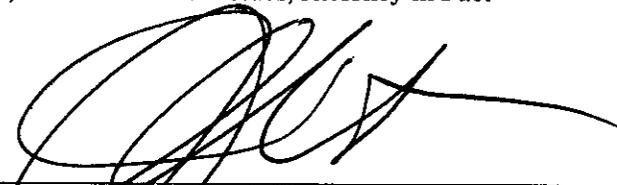
This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby 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 4th day of Nov, 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**

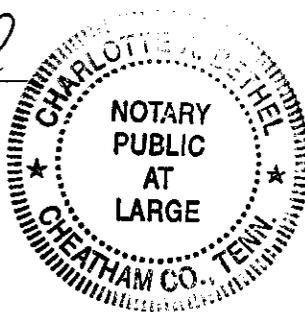
STATE OF Tennessee )  
COUNTY OF Williamson )

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 4th day of Nov, 2011.

Charlotte A. Bethel

NOTARY PUBLIC  
My Commission Expires: 6-5-12



**CONTINUATION OF SPECIAL WARRANTY DEED**

**Exhibit "A"**

Land and property lying and being situated in DeSoto County, Mississippi, to wit:

Lot 9, Payne Flynn Subdivision, Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per Plat or Map of record in Plat Book 30, Pages 37-38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

**Indexing Instructions:**

Lot 9, Payne Flynn S/D, Section 8, T2S, R6W, Plat Book 30, Pages 37-38, DeSoto County, MS

RE: 7780 Mary Dudley Drive, Olive Branch, MS 38654

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