

LS 9/26/12 1:48:10  
LS DK W BK 691 PG 12  
SS DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

\* After Recording, Return to:  
The McCaskill Law Firm, P.C.  
P.O. Box 1608  
Southaven, MS 38671  
(662) 996-1112  
5012231

Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299	Return to: First American Title 2001 Airport Road, Suite 301 Flowood, MS 39232 (800) 682-0088  Loan No. XXXXXX9012
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S&M File No. 12-004667

**SPECIAL WARRANTY DEED**

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Federal National Mortgage Association**, International Plaza II, 14221 Dallas Parkway; Suite 1000, Dallas, Texas 75254 972-773-4663 does by these presents grant, bargain, sell, convey and warrant specially unto **Billy Floyd Maxwell and Linda F. Maxwell**, as joint tenants with full rights of survivorship, 4105 Redwood Drive, Olive Branch, MS 38654, (901) 488-6633 the following described real estate, situated in DeSoto County, Mississippi:

Lot 136, Section A, Lake Forest Subdivision, in Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 1-4, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed by Warranty Deed filed for record simultaneously herewith in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEX: Lot 136, Section A, Lake Forest Subdivision, in Section 36, Township 1 South, Range 9 West, DeSoto County PB 12, PG 1-4

TO HAVE AND TO HOLD, subject, however, to current taxes which constitute a lien accruing but not yet due and payable and subject to all recorded easements, restrictions and right of ways.

GRANTEE HEREIN SHALL BE prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$74,400.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount greater than \$74,400.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not

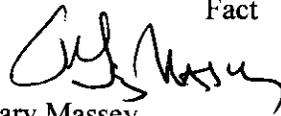
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personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the proration is final and any difference will not be adjusted by the Seller after closing.

IN WITNESS WHEREOF, this 20<sup>th</sup> day of September, 2012.

Federal National Mortgage Association  
By: Shapiro & Massey LLC, Attorney in  
Fact



(CORPORATE SEAL)

By: J. Gary Massey  
Its: Managing Member

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority for the jurisdiction aforesaid, on this the 20<sup>th</sup> day of September, 2012, the within named J. Gary Massey, who acknowledged that he is Managing Member of Shapiro & Massey, LLC, attorney in fact for Federal National Mortgage Association, and that in said capacity he executed the above and foregoing instrument, after having been first duly authorized so to do

  
Notary Public

My commission Expires:



2/08/12 10:27:32  
DK P BK 149 PG 495  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE**, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Shapiro & Massey, LLC, organized under the laws of the State of Mississippi, with an office for the conduct of business at 1910 Lakeland Dr., Suite B, Jackson, Mississippi 39216, as its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to do all things, execute, endorse, and acknowledge all documents customary and reasonably necessary and appropriate for the escrow or closing of sales and the conveyance of real properties owned by Fannie Mae in the State of Mississippi. Such powers shall include, but are not limited to, the following:

1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution of any other approved document as directed by Fannie Mae.

Prepared by:  
Shapiro & Massey, LLC  
1910 Lakeland Drive Ste B  
Jackson, MS 39216  
(601)981-9299

Return To:  
~~First American Title~~  
2001 Airport Rd Ste 301  
Flowood, MS 39232  
601-366-1222

\*  
Return to:  
First National Title, LLC  
6880 Cobblestone Blvd, Suite 2  
Southaven, MS 38672  
(662) 892-6538  
File # 19195

The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2014; or
2. the execution and recording of a Termination of Limited Power of Attorney by Fannie Mae of such rights, powers, and authority.

EXECUTED this 13<sup>th</sup> day of January, 2012.

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION A/K/A FANNIE MAE

Latti Hoyle

Elonda Crockett  
Vice President

Linda Sims

Attest: Raquel Black  
Assistant Secretary

[SEAL]

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 13<sup>th</sup> day of January, 2012 before me appeared Elonda Crockett and Stephanie Jackson, to me personally known, whose names are subscribed to the foregoing instrument and who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of Fannie Mae, a federal chartered corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, District of Columbia, and that the seal affixed to said instrument is the corporate seal of said corporation by authority of its board of directors, and said Vice President and Assistant Secretary acknowledged said instrument to be the free act and deed of said corporation.

[SEAL]  
ANNE PALEZ  
Notary Public,  
State of Texas  
Comm. Exp. 04-28-13

Anne Palez  
Notary Public

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

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