

Prepared by:
Underwood Law Firm
340 Edgewood Terrace
Jackson, Mississippi 39206
(601) 981-7773
MSB #: 5765

★
After recording, return to:
Underwood Law Firm, LLC
340 Edgewood Terrace, Suite 3
Jackson, MS 39206
12-1484

Return to:
Underwood Law Firm
340 Edgewood Terrace Drive
Jackson, Mississippi 39206
(601) 981-7773

SPECIAL WARRANTY DEED

Grantor: Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, 13455 Noel Road, Suite 600, Dallas, Texas 75240-5003 (214) 773-4663

Grantee: Lisa Ripley, 2116 Belmarie Drive, Southaven, MS 38672 ~~(662)~~
(901) 896-7100 cell
(901) 419-1809 work

INDEXING INSTRUCTIONS:

Lot 488, Sec H, Dickens Place S/D, PUD, S9 & 16/T2S/R7W, PB 87/27-32

REO # A1215S2

2116 Belmarie Drive
REO #A1215S2

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, does hereby sell, convey, and specially warrant unto Lisa Ripley, a single woman, the land and property lying and being situated in DeSoto County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 488, Section H, Dickens Place Subdivision, PUD, in Section 9 & 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof in Plat Book 87, Pages 27-32, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By accepting this Special Warranty Deed, the Grantees acknowledge that he/she/they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and that there will be no adjustments after the closing date.

THIS CONVEYANCE IS SUBJECT TO any and all building restrictions, restrictive covenants, easements, rights-of-way, and mineral reservations of record, affecting said property.

WITNESS MY SIGNATURE, on this the 4th day of January, 2013.

Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America
By its Appointed Attorney-In-Fact:
Underwood Law Firm

BY: *John C. Underwood, Jr.*
John C. Underwood, Jr.

Title: Owner

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of January, 2013, within my jurisdiction, the within named John C. Underwood, Jr., Owner, who provided to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signatures on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Cynthia R. Querin
NOTARY PUBLIC

My commission expires: Oct. 2, 2014



REO #A1215S2

CAO 2/29/12 2:41:12
CAO DK P BK 150 PG 121
M DESOTO COUNTY, MS
M-E. DAVIS, CH CLERK

Prepared By:
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, Texas 75254
(214) 773-4663

Return To:
Underwood Law Firm
340 Edgewood Terrace Drive
Jackson, MS 39206
(601) 981-7773

X
After recording, return to:
Select Title & Escrow, LLC
7145 Collins Road, Suite 1
Southaven, MS 38671

Power of Attorney
12-1023

Grantor:
Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, Texas 75254
(214) 773-4663

Grantee:
Underwood Law Firm
340 Edgewood Terrace Drive
Jackson, MS 39206
(601) 981-7773

INDEXING INSTRUCTIONS AND/OR LEGAL DESCRIPTION:

N/A

EXHIBIT A

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

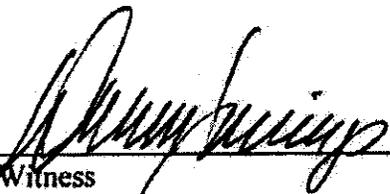
FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254, constitutes and appoints Underwood Law Firm, organized under the laws of the State of Mississippi, with an office for the conduct of business at 340 Edgewood Terrace Dr., Jackson, Mississippi 39206, 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:

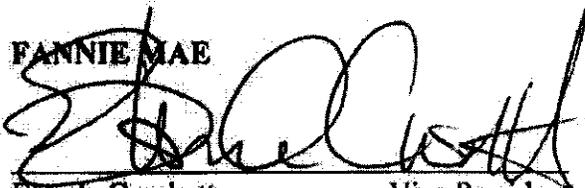
1. Deeds transferring the real property and improvements owned by Fannie Mae;
2. Settlement/Closing Statements;
3. Affidavits and Indemnifications as to Debts and Liens;
4. Tax Proration Agreements;
5. Seller's Affidavits and Agreements;
6. Errors and Omissions Correction Agreements; and
7. Execution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

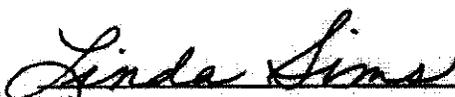
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

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 11th day of April, 2011.

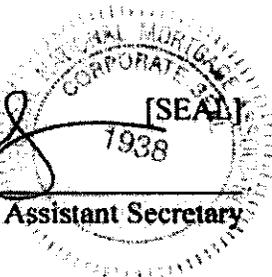

 Witness
 Name: Dorsey Jennings

FANNIE MAE

Elonda Crockett, Vice President


 Witness
 Name: Linda Sims

Attest:

Diane Sanders, Assistant Secretary



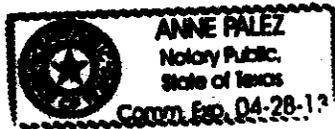
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

On this 11th day of April, 2011, before me appeared Elonda Crockett and Diane Sanders, 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