



**ARTHUR JOHNSTON**  
MADISON COUNTY CHANCERY CLERK  
P. O. BOX 404  
CANTON, MS 39046  
JOHNSTON@MADISON-CO.COM

PHONE 601-855-5526

FAX 601-855-5759

April 1, 2013

**MEMORANDUM**

TO: MADISON COUNTY BOARD OF SUPERVISORS

RE: REQUEST TO CONSIDER DECLARING HOMESTEAD CHARGE BACK  
INVALID

MESSAGE:

Jennifer L Farris was notified by this office on September 4, 2012, of her homestead exemption loss by the Mississippi Department of Revenue, parcel number 072C-06C-115/22.00 (see attached).

On September 5, 2012, Stephen Folk purchased this property at a foreclosure sale (see attached).

According to Attorney General Opinion Docket No. 2006-480 (September 29, 2006), the homestead chargeback is a personal liability and would not be applicable to Stephen Folk.

It is therefore my recommendation that you declare the homestead chargeback invalid as to Stephen Folk regarding parcel number 072C-06C-115/22.00; direct me to advise the Tax Collector that this charge does not run with the property but the individual; and to make any necessary marginal notations in the public land records.

Arthur Johnston  
Chancery Clerk

PTAX0I - B  
Tax Year 2013

County of Madison  
TAX RECEIPT INQUIRY

Copyright 1994  
F M Software

3/12/2013

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 990060	072C-06C-115/22.00	250		116.5300

Name	Description	Value	Tax
FARRIS JENNIFER L		Total Valuation. . . . .	
		Exempt Credit. . . . .	7500-
		All Exempt Credit.	300.00-
LOT 11VILLAGE OF WOODGREEN PT 6		Net Ad Valorem Tax. . . . .	300.00
**2011 HS CHGBK;APPLICANT OR APPLI-			
CANT'S SPOUSE OWES INCOME TAX FOR			
THE YEARS OF 2006,2007,2008 AND			
2009		Total Tax . . . . .	300.00
		Total Paid (see below). . . . .	.00
		Interest Due. . . . .	6.00
		Amount Due. . . . .	306.00

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1				
2				
3				

Enter=Next | F1=Search | F3=End | F7=End

45085

MISSISSIPPI DEPARTMENT OF REVENUE  
HOMESTEAD EXEMPTION  
JACKSON, MISSISSIPPI  
NOTICE OF ADJUSTMENT

IN  
HOMESTEAD EXEMPTION TAX LOSS ALLOWANCES

To the Governing authorities of  
**MADISON COUNTY**  
C/O ARTHUR JOHNSTON, CHANCERY CLERK  
CANTON, MISSISSIPPI

06/26/12  
2011 Supplemental Roll

Notice is hereby given of an adjustment by the Mississippi Department of Revenue in the Homestead Exemption listed below, pursuant to the provisions of Section 27-33-41 Mississippi Code of 1972 as amended, as it is shown on the recapitulation of Homestead Exemptions, or Supplement to the Land Assessment Roll, of the taxing unit named above for the year stated.

Parcel Number	Name of Applicant
072C 06C 115/22.00	FARRIS JENNIFER L

*4950/11*

School District: COUNTY

**Reason for Disallowance:**

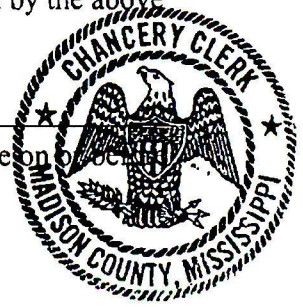
Applicant or applicant's spouse has failed to comply with the income tax laws of Mississippi. 27-33-63 (2) If this income tax liability has been satisfied, proof of payment (Letter of Release Dated prior to February 1, 2012) must be presented to the Clerk of the Board of Supervisors so that objection may be made to this charge. OWES INCOME TAXES FOR THE YEAR OF 2006, 2007, 2008 AND 2009.

(To be delivered to Tax Collector after Board has taken final action.)  
To Madison Co. Tax Collector

This is to certify that the board of Supervisors of Madison Co. at a meeting held on the 4 day of Sept 2012 has entered an order directing that you re-assess and list as subject to all taxes, the property represented by the above shown reference for the year shown. This the

4 day of Sept 2012  
Arthur Johnston Clerk by Charles DC

Board of Supervisors Note: This tax is due and payable on 6/26/12  
Feb. 1st following Jan. 1st next after date of this notice.



ORIGINAL - To Governing Authority

ORIGINAL - To Governing Authority

**Prepared by and return to:**

LandCastle Title, LLC

3343 Aspen Grove Drive, Suite 240

Franklin, TN 37067-2908

File #: MSF-120700429S

(615)503-9901

300-12

State of Mississippi

County of Madison

**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 Stephen Folk (hereinafter called "Grantee"), the following described property situated in Madison County, Mississippi, to wit:

**Indexing Instructions:**

Lot 11, Village of Woodgreen, Part 6, Plat Cabinet B, Slide 79, Madison County, Mississippi

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

Commonly known as: 212 Sweetbriar Ln, Madison, MS 39110

Address of Grantee: 212 Sweetbriar Ln, Madison, MS 39110

Phone Number: N/A

Address of Grantor: P.O. Box 650043, Dallas, Tx. 75265

Phone Number: 1-877-389-0141

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.

RE: 212 Sweetbriar Ln, Madison, MS 39110

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

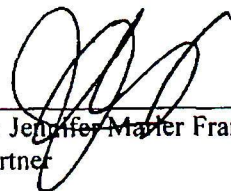


**CONTINUATION OF SPECIAL WARRANTY DEED**

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 5<sup>th</sup> day of September, 2012.

Seller(s):  
Federal National Mortgage Association by  
Morris, Hardwick & Schneider as Attorney In  
Fact

By:   
Name: Jennifer Marler Frank  
Its: Partner

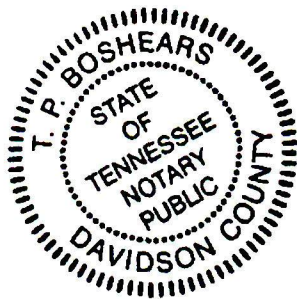
State of Tennessee  
County of Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jennifer Marler Frank, who acknowledged to me that she/he is Partner (Title of person signing) of Morris, Hardwick & Schneider (Name of Company), the attorney-in-fact for Federal National Mortgage Association, and that in its capacity as attorney-in-fact for Federal National Mortgage Association, signed and delivered the above and foregoing instrument after having been authorized by Federal National Mortgage Association, and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 5<sup>th</sup> day of September, 2012.



Notary Public for the State of Tennessee  
My commission expires: 3/31/15



**CONTINUATION OF SPECIAL WARRANTY DEED**

**Exhibit "A"**

Land situated in Madison County, Mississippi, further described as follows, to-wit:

Lot 11, Village of Woodgreen, Part 6, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B, Slide 79 thereof, reference to which map or plat is hereby made in aid of and as a part of this description.

RE: 212 Sweetbriar Ln, Madison, MS 39110

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

LandCastle Title, LLC  
810 Crescent Centre Drive  
Suite 280  
Franklin, Tennessee 37067

7/22/09 9:54:16  
DK P BK 133 PG 81  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Return to:

Exhibit 'B'

LIMITED POWER OF ATTORNEY TO EXECUTE DOCUMENTS

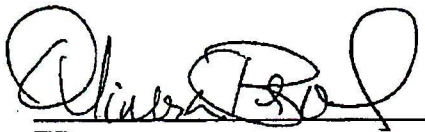
FANNIE MAE, a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 constitutes and appoints Morris Hardwick Schneider, organized under the laws of the State of Tennessee, with an office for the conduct of business at 810 Crescent Centre Drive, Suite 280, Franklin, Tennessee 37067, 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, and execute all documents, necessary and appropriate to conduct, or vacate, foreclosure proceedings in the State of Mississippi and, further, to 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;
7. Entry of bid at a foreclosure sale;
8. Assignment, or acceptance of an assignment of a foreclosure bid;
9. Execution of any other approved document as directed by Fannie Mae.

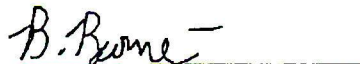
The rights, powers, and authority of the Attorney-in-Fact to exercise the rights and powers herein granted shall commence and be in full force and effect until the first to occur of the following:

1. December 31, 2013; 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 7 day of January, 2009



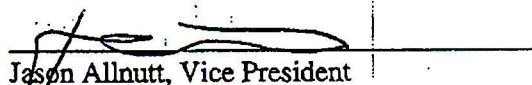
Witness



Witness

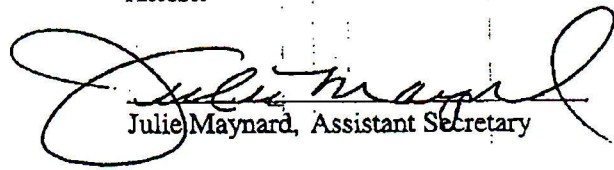
Prepared by:  
Morris Hardwick Schneider  
810 Crescent Centre St 280  
Franklin TN 37067  
PH # NA

FANNIE MAE



Jason Allnutt, Vice President

Attest:

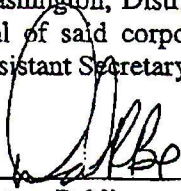


Julie Maynard, Assistant Secretary

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF DALLAS

On this 8 day of January, 2009, before me appeared Jason Allnutt and Julie Maynard, to me personally known, who, being by me duly sworn, did say that they are 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.



Notary Public

My Commission Expires: 3/13/09



STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.  
This the 27 day of July, 20 09  
W.E. Davis, Clerk of the chancery court  
By Jane Smith D.C.



Library MADISON COUNTY TAX 2013

FOLK STEPHEN  
P O BOX 650043

Parcel 072C-06C-115/22.00 PPIN 8715  
Alt Parcel 0720  
Exempt Code JD 0 Tax District 2MM  
Subdivision 08950  
VILLAGE OF WOODGREEN PT 6  
Neighborhood Map

C/S/Z DALLAS TX 75265

Sect/Twn/Rng 06 07N 02E Blk St Addr 212 SWEETBRIAR LN

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		40000				188610	228610	22861
2		40000				188610	228610	22861

Homestead Type	4	1=065	2=DAV	3=DIS	4=Regular	Regular	300.00	100
Mtg						Eligible for Class 1	Y	(Y/N)

New Value Added	F-Fire	O-Override	Deed Book	2838	Page	385
Drainage Code	Benefit	Price	Total	Deed Date	9 / 10 / 2012	

Current	2010	Yr	Added	11	12	2001
L	40000					CNV
B	188610					Chged 11 6 2012

Levee Benefits	X .05 =	Use1	1110	Use2	ASIMPSON
F3 NEXT PARCEL,	F5 LEGAL,	F6 ADDENDUM,	F7 DEEDS,	F8 FLAGS,	F9 OPTIONS

F3 next record, Page-Up prev record, F13 Paperlink