

ASSIGNMENT OF MORTGAGE

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

LOAN No: 0007018018

MERS No (MIN): 100854900070180183

THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), A DELAWARE CORPORATION, ITS SUCCESSORS OR ASSIGNS, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, the present legal owner and holder of the Note ("Assignor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) together with other good and valuable consideration to Assignor paid by FINANCIAL FREEDOM ACQUISITION LLC ("Assignee"), the receipt of which is hereby acknowledged, has SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and by these presents does SELL, ASSIGN, TRANSFER and CONVEY unto Assignee that certain Deed of Trust dated January 15, 2004 executed by MATTIE MAE EDWARDS to TOMMY BASTIAN, Trustee, recorded in Volume 2004035, Page 1404, of the Official Public Records of Real Property of Dallas County, Texas, which secures a Promissory Note dated of even date therewith in the original principal amount of NINETY NINE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (\$99,750.00), and which encumbers the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

and more commonly known as 2908 Nandina Drive, Dallas, Texas 75241 (Property").

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns; provided, however, this assignment is without recourse or warranty, express or implied.

Exhibit "A"

BEING a portion of Lot 1 and Lot 2, in Block 18/7614 of Alta Mesa Park Estates, Second Installment, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 10, Page 210A of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southeast line of Nandina Drive (50 foot right-of-way), said point being South 59 degrees 09 minutes 29 seconds West, a distance of 30.00 from the north corner of said Lot 2 and the west corner of Lot 3;

THENCE South 30 degrees 47 minutes 29 seconds East, a distance of 116.53 feet to point from which a found 1/2 inch iron rod bears South 39 degrees 28 minutes 30 seconds West, a distance of 0.50 feet, said point being the east corner of this tract;

THENCE South 88 degrees 14 minutes 41 seconds West, a distance of 73.41 feet to a point, said point being on the southeast line of Lot 1 common with the northwest line of Lot 2 for the south corner of this tract;

THENCE North 30 degrees 47 minutes 33 seconds West, a distance of 30.27 feet along said common lot line to a point;

THENCE South 59 degrees 12 minutes 27 seconds West, a distance of 9.50 feet, departing said common lot line to a point, said point being the beginning of a non-tangent curve to the left having a radius of 180.00 feet;

THENCE along said curve having a chord bearing and distance of North 15 degrees 28 minutes 51 seconds West, 35.98 feet and an arc distance of 36.03 feet to a point, said point being the end of said curve and the north corner of said Lot 1 and the beginning of a non-tangent curve to the right having a radius of 40.00 feet;

THENCE along said non-tangent curve having a chord bearing and distance of North 14 degrees 10 minutes 58 seconds East, 56.54 feet and an arc distance of 62.80 feet to a point, said point being on the aforesaid southeast line of Nandina Drive;

THENCE North 59 degrees 09 minutes 29 seconds East, a distance of 32.54 feet along the said southeast line of Nandina Drive to the POINT OF BEGINNING and containing 7,828 square feet or 0.180 of one acre of land.

UNRECORDED
FILED

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
10/11/2010 03:15:38 PM
\$24.00
201000261847

