

File Number: 20070531
Prepared By:
Hal C. Stanley, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138
PHWA

WARRANTY DEED

**RJ Investments, LLC,
A Mississippi Limited Liability Company**

GRANTORS

TO

**Kiandokht Partovi and
Kamran Yeganegi**

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **RJ Investments, LLC, a Mississippi Limited Liability Company**, does hereby sell, convey and warrant unto **Kiandokht Partovi and Kamran Yeganegi**, as ^{Tenants by the entirety with full rights} ~~of survivorship and not as tenants in common~~ the land lying and being situated in **DESOTO** County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Tax Parcel ID No. 1-07-4-19-00-0-00007-00

The Warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of **SOUTHAVEN, DESOTO** County, **Mississippi**, and further subject to all applicable building restrictions and restrictive covenants of record; and further subject to covenants set out in **Deed Book 100, Page 41; Easements of record in Book 251, Page 402 and Book 353, Page 748; ROW Easement in Book 549, Page 189; Title to Oil, Gas and Mineral Rights in Book 502, Page 517; Water and Sewer Easements in Book 209, Page 167**, all in the office of the Chancery Clerk of **Desoto** County, **Mississippi**.

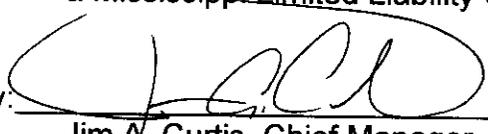
Grantee shall be obligated to comply with all of the requirements of the Declaration of Covenants, Conditions and Restrictions for **Lakeview Business Center** relative to subject property conveyed hereby, including, without limitation, the provisions for architectural review and the completion of the approved improvements.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized partner of Grantors this the 31st day of August, 2007.

RJ Investments, LLC,
a Mississippi Limited Liability Company

By: 
Jim A. Curtis, Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 31st day of August, 2007, within my jurisdiction, the within named Jim A. Curtis, Chief Manager of the above named RJ Investments, LLC, a Mississippi Limited Liability Company, who acknowledged that for and on its behalf, and after having been authorized so to do, he signed and delivered the foregoing instrument on the day and year therein mentioned, as its act and deed.

My Commission expires:



My Commission Expires
June 29, 2011

NOTARY PUBLIC

Grantor's Address & Phone:

8549 Cordes Circle
Germantown, TN 38138
Business: (901) 853-1688
Home: N/A

Grantee's Address & Phone:

5410 Windy Ridge Rd.
Southaven MS 38671
662-526-1437
N/A

EXHIBIT "A"

**LOT 3 - LAKEVIEW BUSINESS CENTER, SECTION 2
PLAT BOOK 100, PAGE 41**

A tract of land situated in the northwest Quarter of Section 19, Township 1 South, Range 7 West in Desoto County, Mississippi being part of the RJ Investments LLC property as recorded in Book 502, Page 513 in the Chancery Clerk's Office in Desoto County, being Lot 3 of Lakeview Business Center, Section 2 as shown on plat of record in Plat Book 100, Page 41 in said Chancery Clerk's Office and being more particularly described as follows:

Commencing at the northwest corner of said Section 19 being the intersection of the centerline of Stateline Road (R.O.W. varies) and the centerline of Airways Road (106' R.O.W.); thence South 00 degrees 08 minutes 58 seconds West along the west line of Section 19 and the centerline of Airways Road a distance of 673.96 feet to a point; thence South 89 degrees 51 minutes 02 seconds East a distance of 53.00 feet to the POINT OF BEGINNING in the east line of Airways Road being the southwest corner of Lot 2 of said Lakeview Business Center; thence South 89 degrees 51 minutes 02 seconds East along the south line of Lot 2 a distance of 223.06 feet to a point being the northwest corner of Lot 6 of said Lakeview Business Center; thence South 00 degrees 08 minutes 58 seconds West along the west line of Lot 6 a distance of 209.53 feet to a point on a curve in the north line of Water Front Drive (50' R.O.W.); thence westwardly along said north line and along a curve to the right having a radius of 475.00 feet, a central angle of 4 degrees 49 minutes 19 seconds, a chord bearing of South 87 degrees 44 minutes 20 seconds West, a chord distance of 39.96 feet, a distance along its arc of 39.98 feet to a point of tangency; thence North 89 degrees 51 minutes 00 seconds West along said north line a distance of 143.13 feet to a point of curvature; thence northwestwardly along a curve to the right having a radius of 40.00 feet, a central angle of 89 degrees 59 minutes 58 seconds, a chord bearing of North 44 degrees 51 minutes 01 seconds West, a chord distance of 56.57 feet, a distance along its arc of 62.83 feet to a point of tangency in the east line of said Airways Road; thence North 00 degrees 08 minutes 58 seconds East along said east line a distance of 171.21 feet to the POINT OF BEGINNING and containing 46,745 square feet or 1.073 acres of land, more or less.