

~~ACCEPTED RECORDING RETURN TO:~~

Mississippi Real Estate Closings, LLC  
1240 Goodman Rd E Suite 3  
Southaven MS 38671  
662-349-1818

prepared by  
Return to:  
Fearnley and Califf, PLLC  
6389 Quail Hollow, Suite 300  
Memphis, Tennessee 38119  
File No: FC0811044  
901-767-6200

1/16/09 9:55:30  
BK 601 PG 187  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTOR:

Sirius Investments, LLC

GRANTEE:

Lakeisha Gatewood

STATE OF MISSISSIPPI

COUNTY OF DESOTO

**WARRANTY DEED**

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, We, the undersigned, **SIRIUS INVESTMENTS, LLC, a Tennessee limited liability company**, (GRANTORS) does hereby grant, bargain, sell, convey and warrant unto **LAKEISHA GATEWOOD** \* (GRANTEE), the following described property located and situated in Desoto County, Mississippi and more particularly described as follows, to-wit:

\* a married woman

LOT 2284, SECTION F, DESOTO VILLAGE SUBDIVISION, SITUATED IN SECTION 33,  
TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS ~~KNOWN~~ <sup>SHOWN</sup> BY THE  
PLAT OF RECORD IN PLAT BOOK 13, PAGES 1-5, IN THE OFFICE OF THE CHANCERY CLERK  
OF DESOTO COUNTY, MISSISSIPPI.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2008. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actual proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property.

Witness the signature of the Grantor on this the 23<sup>rd</sup> day of December, 2008.

SIRIUS INVESMTENTS, LLC. A TENNESSEE  
LIMITED LIABILITY COMPANY

BY: Brian Hancock  
BRIAN HANCOCK, MANAGING MEMBER

BY: Jin Cao  
JIN CAO, MANAGING MEMBER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of December 2008, within my jurisdiction, the within named BRIAN HANCOCK AND JIN CAO, who acknowledged to me that he/she is the MANAGING MEMBER of SIRIUS INVESTMENTS, LLC, a TENNESSEE limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, he/she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Terry Howell  
NOTARY PUBLIC

SEAL

My Commission Expires:

4-25-10



Grantor's Address:

7464 Dove Field Cr.  
Germantown TN 38135

Ph: 901-258-8015  
N/A

Grantee's Address:

6475 Collinwood Road  
Horn Lake, MS 38637

Ph: (901) 337-1251 N/A

Prepared By:

M. Reid Stanford, Esq.  
307 West Main Street  
Tupelo, MS 38804  
Phone: 662.791.7878  
MS Bar No.: 10,011

INDEXING INSTRUCTIONS: