

Prepared by and return to:
Mississippi Real Estate Closings, LLC
1240 Goodman Rd E Suite 3
Southaven, MS 38671
662-349-1818

GRANTORS:
Sirius Investment, LLC
9464 Dove Field Cove
Germantown, TN 38138
901-258-8015 NA
n/a

TO

GRANTEES:
Blake Trevenius Burkley and
Kimberly Renee Burkley
4185 Shadow Oaks Dr.
Horn Lake, MS 38637
901-574-7445 NA
n/a

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, I, the undersigned, **Sirius Investments, LLC, a Mississippi limited liability company**, (GRANTORS) does hereby grant, bargain, sell, convey and warrant unto **Blake Trevenius Burkley and Kimberly Renee Burkley, as tenants by the entirety with full rights of survivorship and not as tenants in common**, (GRANTEES), the following described property located and situated in De Soto County, Mississippi and more particularly described as follows, to-wit:

Lot 53, Section B, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 62, Pages 16-17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

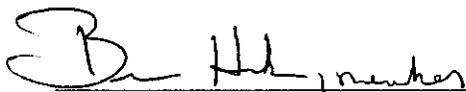
Being the same property as conveyed to Sirius Investments, LLC by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates, Series 2007-2 dated July 7, 2009 and filed for record in Book 612, Page 578 in the office of the Chancery 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, 2009. 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 actually 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;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.
6. Provision that if Blake Trevenius Burkley and Kimberly Renee Burkley do not use this house as their principal residence for then consecutive years from the date of closing and taking title that they must repay the MDA grant from the sales proceeds. The house must remain the principal residence of Blake Trevenius Burkley and Kimberly Renee Burkley named above; and cannot be rented unless the grant is prepaid in full. These requirements remain for at least 10 years from the date of transfer of title.

Witness the signature of the Grantor on this the 3rd day of December, 2009.

SIRIUS INVESTMENTS, LLC A MISSISSIPPI LIMITED LIABILITY COMPANY



 Brian Hancock, Managing Member



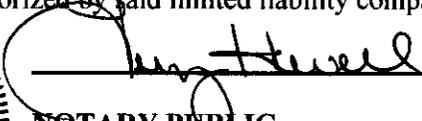
 Jin Cao, Managing Member

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of December, 2009, within my jurisdiction, the within named **Brian Hancock**, who acknowledged to me that he/she is the managing member of **SIRIUS INVESTMENTS, LLC, a Mississippi 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.





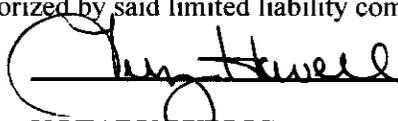
 NOTARY PUBLIC
 My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of December, 2009, within my jurisdiction, the within named **Jin Cao**, who acknowledged to me that he/she is the managing member of **SIRIUS INVESTMENTS, LLC, a Mississippi 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.





 NOTARY PUBLIC
 My Commission Expires: