



Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S01-10-0005	Grantors Address: 7464 Dove Field Cove Germantown, TN 38138 Home: <u>n/a</u> Work: <u>901-258-8019</u>	Grantees Address: 6852 Tealwood Drive Horn Lake, MS 38637 Home: <u>901-406-4389</u> Work: <u>901-346-5909</u>
--	---	--

WARRANTY DEED

SIRIUS INVESTMENT, LLC
GRANTOR

TO

AVESTER DAVIS, JR.,
GRANTEE

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, Sirius Investment, LLC, do hereby sell, convey, and warrant unto Avester Davis, Jr., the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 320, Section "F", Fairfield Meadows Subdivision, located in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 90, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 90, Page 23 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 22nd day of February, 2010.

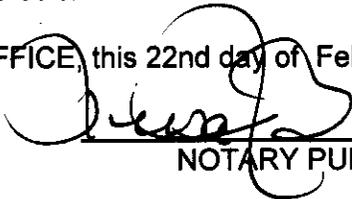
SIRIUS INVESTMENT, LLC

BY: 
Brian J. Hancock
Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Brian J. Hancock, who acknowledged that as Member for and on behalf of and by authority of Sirius Investment, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of February, 2010.


NOTARY PUBLIC

