

This Instrument Prepared By:  
Charles B. Griffith  
Attorney at Law, MS Bar No. 102008  
108 Harding Place, Suite 203  
Nashville, Tennessee 37206  
615.457.2381 (telephone)  
(Deed Preparation Only)

Ge  
~~Record and Return to~~  
LandCastle Title  
810 Crescent Centre Drive  
Suite 280  
Franklin, Tennessee 37067  
LCT File No.: MSQ100600038A  
(Examiner of Title)  
LLS-503-9901

X  
Return to:  
First National Title, LLC  
6880 Cobblestone Blvd, Suite 8  
Southaven, MS 38686  
(662) 892-6536  
File # 817352

STATE OF MS  
COUNTY OF DeSoto

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-PF12, ("Grantor," hereinafter) does hereby sell, assign, convey, specially warrant, and deliver unto SIRIUS INVESTMENTS, LLC, ("Grantee," hereinafter), the following described property situated in DESOTO County, Mississippi, and being more particularly described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Commonly known as street address: 7462 Crystal Drive, Horn Lake, MS 38637

Indexing Instructions: Lot 355, Sec. G, Kingston Estates S/D, Sec. 28, T1S, R3W  
DeSoto County, Mississippi, Bk. 74, Pg. 1

Grantor Name and Address:  
Citibank, N.A. as Trustee for  
First Franklin Mortgage Loan  
Trust Mortgage Loan Asset-  
Backed Certificates, Series  
2005-PF12,  
810 Crescent Centre Drive, Suite 280  
Franklin, TN 37067  
Phone No. 1: N/A  
Phone No. 2: 615-503-9901

Grantee Name and Address:  
Sirius Investments, LLC  
1915 Gayfer Drive  
Horn Lake, MS 38637  
Bus  
Phone No. 1: 901-258-8015  
Phone No. 2: N/A

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil, or gas reservations and any covenants

Property Address:  
7462 Crystal Drive  
Horn Lake, MS 38637

or restrictions of record. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use of occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this 24 day of June, 2010.

**GRANTOR:**

Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12

**BY:**

Home Loan Services, Inc., FKA National City Home Loan Services, Inc., Attorney in Fact

**BY:**

Eileen Papariella  
**Eileen Papariella**  
(Print Signer's Name and Title/Capacity) **Asst VP**

**ACKNOWLEDGMENT**

STATE OF PA  
COUNTY OF Allegheny }

THIS DAY personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within-named Eileen Papariella (Signer) who acknowledged to me that s/he is the Asst VP (title/capacity) of Home Loan Services (Signer's company name), the Attorney in Fact for Citi Bank (Grantor) and that in its capacity as Attorney in Fact for Grantor s/he executed, signed, and delivered the above and foregoing instrument after having been authorized by Home Loan Services, Inc. (Signer's company name) and Grantor to do so.

Given under my hand and seal this the 24 day of June, 2010.

Jessica N Bracken  
NOTARY PUBLIC  
My Commission Expires:

NOTARIAL SEAL  
JESSICA N BRACKEN  
Notary Public  
CITY OF PITTSBURGH, ALLEGHENY COUNTY  
My Commission Expires May 28, 2013

Residence Address:  
7482 Crystal Drive  
Horn Lake, MS 38637

**EXHIBIT "A"**  
**(Legal Description)**

LOT 355, SECTION "G" KINGSTON ESTATES SUBDIVISION, LOCATED IN SECTION 28,  
TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN  
PLAT BOOK 74, PAGE 1, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY,  
MISSISSIPPI.

**Property Address:**  
7462 Crystal Drive  
Horn Lake, MS 38637