

*W.E.* 3/28/11 11:10:34  
DK W BK 654 PG 478  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**This Instrument Prepared by: Lawrence Hatten**  
First National Financial title Services  
6880 Cobblestone Blvd., #2  
Southaven, MS 38672  
(662) 892-6536 MS Bar #101536

*W* Return to: TAM Title & Escrow, LLC  
8130 Country Village Drive, #101  
Cordova, TN 38016  
(901) 680-0888

**GRANTOR'S ADDRESS:**  
Memphis Investment Rental Properties, LLC  
993 Reddoch Cove  
Memphis, TN 38119  
(901) 683-4446

**GRANTEE'S ADDRESS:**  
Amy Koit  
12501/177 Mitchell Road  
Erskineville, NSW 2043 Australia  
0438 733361

### WARRANTY DEED

---

Memphis Investment Rental Properties, LLC, a Tennessee limited liability company  
**GRANTOR**

**TO**

Amy Koit  
**GRANTEE(S)**

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, Memphis Investment Rental Properties, LLC, a Tennessee limited liability company, does hereby sell, convey and warrant unto Amy Koit, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

Lot 223, CHATEAU RIDGE SUBDIVISION, in Section 11, Township 2 South, Range 6 West, and as shown on plat of record in Plat Book 14, Page 47, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

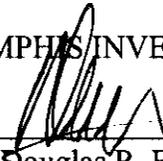
The above described property is the same property conveyed to the Grantors by Deed recorded at Book 641, Page 434, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This conveyance is made subject to All assessments, city taxes due for the tax year 2011, and county taxes due for the tax year 2011, and thereafter, not yet due and payable, all for Parcel Number 2061-11010-00223.00. Subdivision restrictions, building lines and easements of record in Plat Book 14, Page 47, all in the Chancery Clerk's Office of DeSoto County, Mississippi, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).; and further made subject to any encroachments or matters which an accurate and current survey of said real property might disclose; and road/or utility easements and/or rights-of-ways lying in, on, over or across said real property; any zoning and/or subdivision and/or building regulations, restrictions, covenants and/or ordinances shown on an accurate Survey of record in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

Possession is delivered with this deed.

WITNESS our signatures this the 24th day of February, 2011.

MEMPHIS INVESTMENT RENTAL PROPERTIES, LLC

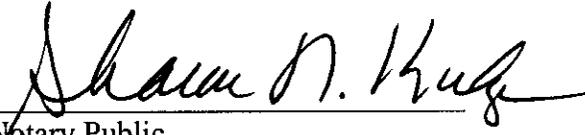
  
BY: Douglas R. Beaty, Assistant Secretary

Acknowledgment of Company

State of Tennessee

County of Shelby

Personally appeared before me, the undersigned authority in and for said county and state, on this 24th day of February, 2011, within my jurisdiction, the within named Douglas R. Beaty, who acknowledged that he is Assistant Secretary of Memphis Investment Rental Properties, LLC, a Tennessee limited liability company, and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

  
Notary Public  
Printed Name: Sharon N. Kulze

My Commission Expires:  
12-28-2013



My Comm. Exp. 12-28-2013