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DESOTO COUNTY, MS
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Prepared by: **First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

Return to: **Teresa M Bernhardt, Attorney 1661 International Place, Suite 400, Memphis, TN 38120
(901)507-4530 , MS #20028**

WARRANTY DEED

Grantor(s): **Sirius Investment, LLC**
Address: **1915 Gayfer
Horn Lake, MS 38637**
Phone: **901-258-8015 (Business)**

Grantee(s): **Andre W Lee**
Address: **4995 Demeter Cove
Memphis, TN 38118**
Phone: **N/A (Home)**

N/A (Work, if any)

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 Grantor, **SIRIUS INVESTMENT, LLC**, , does hereby sell, convey and warrant unto **ANDRE W LEE**, a single person, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 70, Phase 1, Brentwood Farms Subdivision in Section 29, Township 1 South, Range 7
West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 43, Page 36,
in the office of the Chancery Clerk of DeSoto County, Mississippi.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

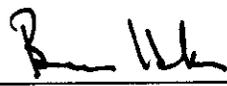
Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

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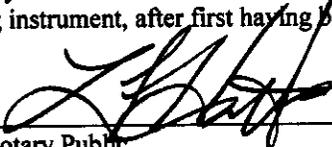
WITNESS MY SIGNATURE this 8th day of April, 2011.

SIRIUS INVESTMENT, LLC

By: 
Brian Hancock, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 8th day of April, 2011, within my jurisdiction, the within named Brian Hancock, who acknowledged that he is the Member of Sirius Investment, LLC, a Mississippi limited liability company and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.


Notary Public

(S E A L)

My Commission expires:



FILE #: S18144