8/17/11 10:34:31
DK W BK 663 PG 144
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Fearnley & Califf, PLLC
Linda J. Mathis, Attorney - MS Bar Number: 9183
6389 N. Quail Hollow Road
Memphis, TN 38120
Phone No.: (901) 682-5668

Return to:
Fearnley & Califf, PLLC
7028 Flower Creek Drive - Suite C
Southaven, MS 38671
Phone No.: 662-536-4907

FHA Case No.: 281-350929

State of Mississippi

County of DeSoto

SPECIAL WARRANTY DEED

INDEXING INSTRUCTIONS: Lot 1, Sec A, Belle Pointe S/D, Sec 3, T2S, R7W, Plat Book 64, Pages 2-5, DeSoto Co, MS

This Indenture, made this 10 day of August, 2011, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C.,
(Grantor)
40 Marietta Street
Five Points Plaza
Atlanta, GA 30303
(404) 331-4576
No Second Number

party of the first part, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto,

Sirius Investment, LLC,
(Grantee(s))
110 Woodland Trace S.
Southaven, MS 38672
(901) 258-8019
No Second Number

as tenants in severalty, party(ies) of the second part, the following described property situated in DeSoto County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 1, Section A, Belle Pointe Subdivision, situated in Section 3, Township 2 South, Range 7 West, DeSoto County, MS, as per plat of record in Plat Book 64, Pages 2-5, in the Chancery Clerk's Office of DeSoto County, MS.

This Deed not to be in effect until: **August 15, 2011**

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims **of all persons claiming by, through or under the Grantor**.

Subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described property.

Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

Subject to any and all covenants, restrictions, easements, conditions and rights-of-way, whether of record or of use, which affect the real property, hereby conveyed; and **subject to** any state of facts an accurate survey would show.

In Witness whereof the undersigned Holly Morse, who acknowledged that she/he is **HUD's Delegated Authority** of Ofori & Associates, PC, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 4837-D-57 (July 25, 2005), as amended.

Secretary of Housing and Urban Development
As HUD's Designated Agent

By: Ofori & Associates, PC
Its: Authorized Signatory

STATE OF **GEORGIA**
COUNTY OF **FULTON**

Personally appeared before me, the undersigned authority in and for said county and state, on this 10th day of August, 2011, within my jurisdiction, the within named Holly Morse who acknowledged to me that she/he with is **HUD's Delegated Authority** of Ofori & Associates, PC, and has set her/his hand and seal for and on behalf of the said the Secretary of Housing and Urban Development, under authority and by virtue of that delegation of authority published at 70 F. R. 4837-D-57 (July 25, 2005), as amended, and as the act and deed of said a professional corporation and the Secretary of Housing and Urban Development, she/he executed the above and foregoing instrument, after first having been duly authorized by said a professional corporation and the Secretary of Housing and Urban Development so to do.

NOTARY PUBLIC

My Commission Expires: _____
(Seal)

BASIL BECKFORD
MY COMMISSION EXPIRES
NOTARY PUBLIC
NOVEMBER 4, 2014
DEKALB COUNTY, GEORGIA

Parcel No.:	2 07 2 03 03 0 00001 00
Mail Tax Bills to:	Sirius Investment, LLC 110 Woodland Trace S. Southaven, MS 38672
Property Address:	3531 Nail Rd. Southaven, MS 38672

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