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LS DK W BK 683 PG 400
SS DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
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Griffin, Clift, Everton & Maschmeyer
6489 Quail Hollow Drive #100
Memphis TN 38120
(901) 752-1133
File Number: 2735666

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Leader Five Star Homes, LLC**, GRANTOR, does hereby sell, convey and warrant unto **Feng Chen and Mei Hua Lu, husband and wife, as joint tenants with the rights of survivorship and not as tenants in common** GRANTEE the following described land and property situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Lot 108, Section B, Laurel Brook Subdivision, situated in Section 29, Township 1 South, Range 5 West, as shown on plat of record in Plat Book 108, Pages 32-33, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property. Indexing Instructions: Lot 108, Section B, Laurel Brook S/D., Sec 29, TS 1S, R 5W, Plat Book 108, Pages 32-33

See attached Exhibit "A" for Restrictive Covenant

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, and further subject to all applicable building restrictions and restrictive covenants of record.

It is agreed and understood that taxes for the current year have been pro-rated on an estimated basis. Possession is to be given at closing

GRANTOR:
Leader Five Star Homes, LLC
7990 Trinity Road Suite 202
Cordova, TN 38018
HOME PHONE: N/A
WORK PHONE: 901-466-4040

GRANTEE:
Feng Chen and Mei Hua Lu
13073 Cades Cove
Olive Branch, MS 38654
HOME PHONE: 917-238-3888
WORK PHONE: 662-895-2188

WITNESS my signature, this the 20th day of June, 2012.

Leader Five Star Homes, LLC

By: *William N. Griffin, Jr.* ASST SECRET
William N. Griffin, Jr.
Assistant Secretary

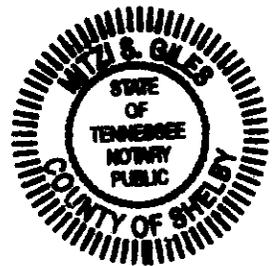
STATE OF TENNESSEE }
COUNTY OF SHELBY }

Before me, a Notary Public of the state and county, personally appeared **William N Griffin, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Assistant Secretary of Leader Five Star Homes, LLC** a Tennessee limited liability company, the within named bargainer, and that he/she as such **Assistant Secretary**, executed and delivered the foregoing instrument for the purposes therein contained, by signing the name of the said **Leader Five Star Homes, LLC**, a Tennessee limited liability company, by himself/herself as **Assistant Secretary**

WITNESS my hand and seal at office this 20th day of June, 2012.

M. S. Gales
Notary Public

My commission expires: 10/18/14



FEDERAL HOME LOAN BANK OF CINCINNATI

2012 Welcome Home Retention Language

The language below should be inserted into the Warranty Deed or as a Restrictive Covenant to the Warranty Deed. If it is attached to the Warranty Deed as an addendum or attachment, the Warranty Deed must reference the addendum or exhibit. If recorded as a Restrictive Covenant, the document must reference the Warranty Deed.

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

- (i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.
- (ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:
 - (A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;
 - (B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or
 - (C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.
- (iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.