

LF310-04

RESIDENTIAL LEASE PURCHASE
Apartment — Condominium — House

BY THIS AGREEMENT made and entered into on October 1, 2001 (year),
between Bobby and Mary Sellers herein referred to as Lessor,
and Clifford S. Carlisle herein referred to as Lessee.
Lessor leases to Lessee the premises situated at 9973 Fox Hill Drive

in the City of Hernando, County of Desoto
State of Mississippi, and more particularly described as follows:

Lot 40, Fox Hollow Phase II, in Sections 34 & 35, Township 3 South, Range 6 West, as per plat thereof of record in Plat Book 47, in the office of the Chancery Clerk Desoto County.
together with all appurtenances, for a term of 15 years, to commence on October 1, 2001 (year), and to end on October 1, 2016 (year), at _____ o'clock _____ m.

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of Seven HUNDred Seventy Four 08/100 Dollars (\$ 774.08) per month in advance on the 1st day of each calendar month beginning October 1st 2001 (year), at 6850 St. Michael, City of Olive Branch, State of MS, or at such other place as Lessor may designate.

Late fee of 5% to be assessed for all payments received after 10th day of month.
2. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor N/A Dollars (\$ N/A), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof.

3. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

4. **Use of Premises.** The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5. **Number of Occupants.** Lessee agrees that the demised premises shall be occupied by no more than N/A persons, consisting of N/A adults and N/A children under the age of _____ years, without the written consent of Lessor.

6. **Condition of Premises.** Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7. **Assignment and Subletting.** Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

8. Alterations and Improvements. Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this lease.

9. Damage to Premises. If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been untenable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

10. Dangerous Materials. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

11. Utilities. Lessee shall be responsible for arranging for and paying for all utility services required on the premises, except that _____ shall be provided by Lessor.

12. Right of Inspection. Lessor and his agents shall have the right at all reasonable times during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

13. Maintenance and Repair. Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; keep the furnace clean; keep the electric bells in order; keep the walks free from dirt and debris; and, at his sole expense, shall make all required repairs to the plumbing, range, heating, apparatus, and electric and gas fixtures whenever damage thereto shall have resulted from Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor. Major maintenance and repair of the leased premises, not due to Lessee's misuse, waste, or neglect or that of his employee, family, agent, or visitor, shall be the responsibility of Lessor or his assigns. Lessee agrees that no signs shall be placed or painting done on or about the leased premises by Lessee or at his direction without the prior written consent of Lessor.

14. Animals. Lessee shall keep no domestic or other animals on or about the leased premises without the written consent of Lessor.

15. Display of Signs. During the last _____ days of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

16. Subordination of Lease. This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

17. Holdover by Lessee. Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminated on _____ days' written notice served by either Lessor or Lessee on the other party.

18. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

19. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease



P BK 91 PG 518

BANK OF AMERICA, N.A. (THE "BANK")

AMORTIZATION SCHEDULE FOR: UNSECURED

Period	Payment	Interest	Balance
0			\$81,000.00
1	\$774.08	\$540.00	\$80,765.92
2	\$774.08	\$538.44	\$80,530.28
3	\$774.08	\$536.87	\$80,293.07
4	\$774.08	\$535.29	\$80,054.28
5	\$774.08	\$533.70	\$79,813.90
6	\$774.08	\$532.09	\$79,571.91
7	\$774.08	\$530.48	\$79,328.31
8	\$774.08	\$528.86	\$79,083.09
9	\$774.08	\$527.22	\$78,836.23
10	\$774.08	\$525.57	\$78,587.72
11	\$774.08	\$523.92	\$78,337.56
12	\$774.08	\$522.25	\$78,085.73
13	\$774.08	\$520.57	\$77,832.22
14	\$774.08	\$518.88	\$77,577.02
15	\$774.08	\$517.18	\$77,320.12
16	\$774.08	\$515.47	\$77,061.51
17	\$774.08	\$513.74	\$76,801.17
18	\$774.08	\$512.01	\$76,539.10
19	\$774.08	\$510.26	\$76,275.28
20	\$774.08	\$508.50	\$76,009.70
21	\$774.08	\$506.73	\$75,742.35
22	\$774.08	\$504.95	\$75,473.22
23	\$774.08	\$503.15	\$75,202.29
24	\$774.08	\$501.35	\$74,929.56
25	\$774.08	\$499.53	\$74,655.01
26	\$774.08	\$497.70	\$74,378.63
27	\$774.08	\$495.86	\$74,100.41
28	\$774.08	\$494.00	\$73,820.33
29	\$774.08	\$492.14	\$73,538.39
30	\$774.08	\$490.26	\$73,254.57
31	\$774.08	\$488.36	\$72,968.85
32	\$774.08	\$486.46	\$72,681.23
33	\$774.08	\$484.54	\$72,391.69
34	\$774.08	\$482.61	\$72,100.22
35	\$774.08	\$480.67	\$71,806.81
36	\$774.08	\$478.71	\$71,511.44
37	\$774.08	\$476.74	\$71,214.10
38	\$774.08	\$474.76	\$70,914.78
39	\$774.08	\$472.77	\$70,613.47
40	\$774.08	\$470.76	\$70,310.15

This information does not constitute approval for an account or a loan nor does it constitute a commitment to offer an account or a loan with the terms described herein. Fees and Rates are subject to change. Bank of America Corporation subsidiary banks are Members FDIC. Bank of America Mortgage is a division of Bank of America, FSB, NationsBank, N.A. and NationsBank Mortgage Corporation. Credit is subject to approval. Equal Housing Lender.

Bank Information

Date 09/17/2001
 Banking Center Name BUSINESS BKG-MEMPHIS / DAVIS
 Associate's Name DANA C DAVIS
 Associate's Phone Number 901-433-6208

P BK 91 PG 519

Period	Payment	Interest	Balance
41	\$774.08	\$468.73	\$70,004.80
42	\$774.08	\$466.70	\$69,597.42
43	\$774.08	\$464.65	\$69,387.99
44	\$774.08	\$462.59	\$69,076.50
45	\$774.08	\$460.51	\$68,762.93
46	\$774.08	\$458.42	\$68,447.27
47	\$774.08	\$456.32	\$68,129.51
48	\$774.08	\$454.20	\$67,809.63
49	\$774.08	\$452.06	\$67,487.61
50	\$774.08	\$449.92	\$67,163.45
51	\$774.08	\$447.76	\$66,837.13
52	\$774.08	\$445.58	\$66,508.63
53	\$774.08	\$443.39	\$66,177.94
54	\$774.08	\$441.19	\$65,845.05
55	\$774.08	\$438.97	\$65,509.94
56	\$774.08	\$436.73	\$65,172.59
57	\$774.08	\$434.48	\$64,832.99
58	\$774.08	\$432.22	\$64,491.13
59	\$774.08	\$429.94	\$64,146.99
60	\$774.08	\$427.65	\$63,800.56
61	\$774.08	\$425.34	\$63,451.82
62	\$774.08	\$423.01	\$63,100.75
63	\$774.08	\$420.67	\$62,747.34
64	\$774.08	\$418.32	\$62,391.58
65	\$774.08	\$415.94	\$62,033.44
66	\$774.08	\$413.56	\$61,672.92
67	\$774.08	\$411.15	\$61,309.99
68	\$774.08	\$408.73	\$60,944.64
69	\$774.08	\$406.30	\$60,576.86
70	\$774.08	\$403.85	\$60,206.63
71	\$774.08	\$401.38	\$59,833.93
72	\$774.08	\$398.89	\$59,458.74
73	\$774.08	\$396.39	\$59,081.05
74	\$774.08	\$393.87	\$58,700.84
75	\$774.08	\$391.34	\$58,318.10
76	\$774.08	\$388.79	\$57,932.81
77	\$774.08	\$386.22	\$57,544.95
78	\$774.08	\$383.63	\$57,154.50
79	\$774.08	\$381.03	\$56,761.45
80	\$774.08	\$378.41	\$56,365.78
81	\$774.08	\$375.77	\$55,967.47
82	\$774.08	\$373.12	\$55,566.51
83	\$774.08	\$370.44	\$55,162.87
84	\$774.08	\$367.75	\$54,756.54
85	\$774.08	\$365.04	\$54,347.50
86	\$774.08	\$362.32	\$53,935.74
87	\$774.08	\$359.57	\$53,521.23
88	\$774.08	\$356.81	\$53,103.96
89	\$774.08	\$354.03	\$52,683.91
90	\$774.08	\$351.23	\$52,261.06

Bank Information

Date 09/17/2001
 Banking Center Name BUSINESS BKG-MEMPHIS / DAVIS
 Associate's Name DANA C DAVIS
 Associate's Phone Number 901-433-6208

P BK 91 PG 520

Period	Payment	Interest	Balance
91	\$774.08	\$348.41	\$51,835.39
92	\$774.08	\$345.57	\$51,406.88
93	\$774.08	\$342.71	\$50,975.51
94	\$774.08	\$339.84	\$50,541.27
95	\$774.08	\$336.94	\$50,104.13
96	\$774.08	\$334.03	\$49,664.08
97	\$774.08	\$331.09	\$49,221.09
98	\$774.08	\$328.14	\$48,775.15
99	\$774.08	\$325.17	\$48,326.24
100	\$774.08	\$322.17	\$47,874.33
101	\$774.08	\$319.16	\$47,419.41
102	\$774.08	\$316.13	\$46,961.46
103	\$774.08	\$313.08	\$46,500.46
104	\$774.08	\$310.00	\$46,036.38
105	\$774.08	\$306.91	\$45,569.21
106	\$774.08	\$303.79	\$45,098.92
107	\$774.08	\$300.66	\$44,625.50
108	\$774.08	\$297.50	\$44,148.92
109	\$774.08	\$294.33	\$43,669.17
110	\$774.08	\$291.13	\$43,186.22
111	\$774.08	\$287.91	\$42,700.05
112	\$774.08	\$284.67	\$42,210.64
113	\$774.08	\$281.40	\$41,717.96
114	\$774.08	\$278.12	\$41,222.00
115	\$774.08	\$274.81	\$40,722.73
116	\$774.08	\$271.48	\$40,220.13
117	\$774.08	\$268.13	\$39,714.18
118	\$774.08	\$264.76	\$39,204.86
119	\$774.08	\$261.37	\$38,692.15
120	\$774.08	\$257.95	\$38,176.02
121	\$774.08	\$254.51	\$37,656.45
122	\$774.08	\$251.04	\$37,133.41
123	\$774.08	\$247.56	\$36,606.89
124	\$774.08	\$244.05	\$36,076.86
125	\$774.08	\$240.51	\$35,543.29
126	\$774.08	\$236.96	\$35,006.17
127	\$774.08	\$233.37	\$34,465.46
128	\$774.08	\$229.77	\$33,921.15
129	\$774.08	\$226.14	\$33,373.21
130	\$774.08	\$222.49	\$32,821.62
131	\$774.08	\$218.81	\$32,266.35
132	\$774.08	\$215.11	\$31,707.38
133	\$774.08	\$211.38	\$31,144.68
134	\$774.08	\$207.63	\$30,578.23
135	\$774.08	\$203.85	\$30,008.00
136	\$774.08	\$200.05	\$29,433.97
137	\$774.08	\$196.23	\$28,856.12
138	\$774.08	\$192.37	\$28,274.41
139	\$774.08	\$188.50	\$27,688.83
140	\$774.08	\$184.59	\$27,099.34

Bank Information

Date 09/17/2001

Banking Center Name BUSINESS BKG-MEMPHIS / DAVIS

Associate's Name DANA C DAVIS

Associate's Phone Number 901-433-8208

P BK 91 PG 521

Period	Payment	Interest	Balance
141	\$774.08	\$180.66	\$26,505.92
142	\$774.08	\$176.71	\$25,908.55
143	\$774.08	\$172.72	\$25,307.19
144	\$774.08	\$168.71	\$24,701.82
145	\$774.08	\$164.68	\$24,092.42
146	\$774.08	\$160.62	\$23,478.96
147	\$774.08	\$156.53	\$22,861.41
148	\$774.08	\$152.41	\$22,239.74
149	\$774.08	\$148.26	\$21,613.92
150	\$774.08	\$144.09	\$20,983.93
151	\$774.08	\$139.89	\$20,349.74
152	\$774.08	\$135.66	\$19,711.32
153	\$774.08	\$131.41	\$19,068.65
154	\$774.08	\$127.12	\$18,421.69
155	\$774.08	\$122.81	\$17,770.42
156	\$774.08	\$118.47	\$17,114.81
157	\$774.08	\$114.10	\$16,454.83
158	\$774.08	\$109.70	\$15,790.45
159	\$774.08	\$105.27	\$15,121.64
160	\$774.08	\$100.81	\$14,448.37
161	\$774.08	\$96.32	\$13,770.61
162	\$774.08	\$91.80	\$13,088.33
163	\$774.08	\$87.26	\$12,401.51
164	\$774.08	\$82.68	\$11,710.11
165	\$774.08	\$78.07	\$11,014.10
166	\$774.08	\$73.43	\$10,313.45
167	\$774.08	\$68.76	\$9,608.13
168	\$774.08	\$64.05	\$8,898.10
169	\$774.08	\$59.32	\$8,183.34
170	\$774.08	\$54.56	\$7,463.82
171	\$774.08	\$49.76	\$6,739.50
172	\$774.08	\$44.93	\$6,010.35
173	\$774.08	\$40.07	\$5,276.34
174	\$774.08	\$35.18	\$4,537.44
175	\$774.08	\$30.25	\$3,793.61
176	\$774.08	\$25.29	\$3,044.82
177	\$774.08	\$20.30	\$2,291.04
178	\$774.08	\$15.27	\$1,532.23
179	\$774.08	\$10.21	\$768.36
180	\$773.48	\$5.12	\$0.00

Bank Information

Date 09/17/2001

Banking Center Name BUSINESS BKG-MEMPHIS / DAVIS

Associate's Name DANA C DAVIS

Associate's Phone Number 901-433-6208

P BK 91 PG 522

RETURN TO:
A. B. COUCH
Box 305
SOOTHAVEN, MS
662 349-0800 38671

LF115-04

AGREEMENT TO SELL PERSONAL PROPERTY

PURCHASE AND SALES AGREEMENT made by and between

Bobby and Mary Sellers 6850 St. Michael, Olive Branch, MS 38654

(Seller)

STATE MS. - DE SOTO CO.
FILED

and Clifford S. Carlisle

OCT 19 2 40 PM '01

(Buyer).

WHEREAS, for good consideration the parties mutually agree that:

BK 91 516
W. K.

1. Seller agrees to sell, and Buyer agrees to buy the following described property:

9973 Fox Hill Drive, Hernando, MS

2. Buyer agrees to pay to Seller and Seller agrees to accept \$ 81,000.00 as total purchase price payable as follows: Per Lease Purchase Agreement starting October 1, 2001 for 15 years. deposit herewith paid

Amortization Schedule attached to Lease included.
payable on delivery by cash, certified or bank check

3. Upon full payment of Lease property will be sold. Seller warrants it has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by warranty bill of sale free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description.

4. Said property is sold in "as is" condition, Seller disclaiming any warranty of merchantability, fitness or working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.

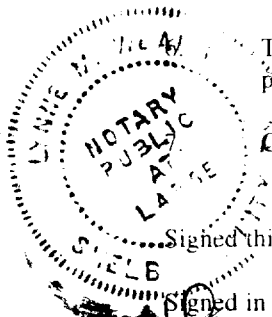
5. The parties agree to transfer title on Upon full payment of lease (year), at the address of the Seller. Time is of the essence.

This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

OTHER TERMS:

Signed this 1st day of October, 2001 (year).

Signed in the presence of:



Lynne M Weak
Witness

Commission Expires
Witness 2/13/02

Bobby and Mary Sellers
Seller Bobby and Mary Sellers

Clifford S. Carlisle
Buyer Clifford S. Carlisle