

DEED OF TRUST

BK 0961 PG 0804 11.50

THIS INDENTURE, this day made and entered into between STATE MS.-DESOTO CO.
Earl L Watkins and wife, Adell Watkins

JAN 8 10 42 AM '98

hereinafter designated as GRANTOR; D Pace Branam

BK 961 PG 804
W.E. DAVIS CH. CLK.

Trustee, hereinafter designated as TRUSTEE; and First Family Financial Services, Inc.
1429 Goodman Rd. W. Sp 19 Horn Lake, Ms. 38637

hereinafter, together with Assignees, designated as Beneficiary,

WITNESSETH: THAT WHEREAS, Grantor is indebted to the Beneficiary in the principal sum of \$ 47,344.33
before addition of precomputed charges, evidenced by a promissory note of even date
herewith payable to the order of Beneficiary bearing interest at the rate specified therein, being payable in monthly installments with
the final installment being due on the 9th day of January, 19 2013, (the "Note") and which note
authorizes the acceleration of the indebtedness if any installment be not paid when due.

NOW THEREFORE, Grantor being desirous of securing payment of said indebtedness when due does hereby convey and
warrant to the said Trustee the following described property situated in the County of DeSoto
and State of Mississippi, to-wit:

Indexing Instructions:
Sextion 15, Township 2, Range 6 West DeSoto County

Begin legal description here:

"SEE EXHIBIT A"

It is agreed and understood that Grantor will pay all taxes and other liens on said property as same fall due, and will effect
and maintain insurance on any building located on said property in the sum of not less than the amount of the indebtedness secured
hereby, with loss payable clause in favor of Beneficiary as his interest may appear, failing in which, Beneficiary may, at his option,
effect and maintain such insurance, pay all past due taxes and/or other prior liens, and any sum of money so paid out by him on
insurance, taxes or past due liens that prime this instrument, shall become and be a part of the indebtedness herein secured, and
may be declared immediately due and become a default hereunder the same as though it was the principal indebtedness.

IN TRUST, if at any time any part of said indebtedness or any interest thereon shall be past due and unpaid, or other default
made, Beneficiary may declare all of said indebtedness secured hereby immediately due, and Trustee shall, on demand of Beneficiary,
proceed to sell said property on any secular day, at the Court House door of DeSoto County, Mississippi, at public
outcry to the highest bidder for cash, within legal hours, after giving notice of the time, place and terms of sale as provided by law,
and out of the proceeds of said sale Trustee shall first pay all expenses of conducting the sale and of executing the trust herein, next
the amount of indebtedness remaining unpaid, whether or not all be then due, and the balance of the proceeds, if any, shall be paid
to the undersigned. Trustee herein shall have the option of selling personal property covered hereby at the Court House door as set
out herein or at the location of said personal property and also the option of obtaining possession of such personalty after default
hereunder either before or after proceeding with and/or consummation of sale hereunder. Beneficiary shall have the same right to
purchase the property at the foreclosure sale as would a purchaser who is not a party to this Deed of Trust.

It is hereby agreed that Beneficiary may, at his pleasure, appoint in writing another Trustee in the place of the one herein
named or for any substitute Trustee, and who, when so appointed, shall have all the powers and duties as are conferred upon the
Trustee herein named.

Witness our signature this 5th day of January, A.D. 19 98

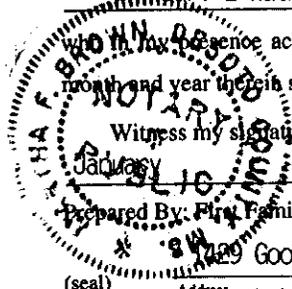
Earl L Watkins
Adell Watkins

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Before me the undersigned authority in and for above said county and state, this day personally appeared
Earl L Watkins and wife, Adell Watkins

They signed and delivered the above and foregoing instrument on the day,
Their own act and deed and for all purposes therein stated.

Witness my signature and seal of my office on this the 5th day of
January, 19 98.



Prepared By: First Family Financial Services
1429 Goodman Rd. W. Sp 19
Horn Lake, Ms. 38637

Notary Public State of Mississippi, Notary Public
My Commission Expires July 23, 2000, Miss.
My Commission Expires

Telephone: 601-342-4401

Bram-988



**First Family Financial Services**

1429 Goodman Road West, Space 19

P.O. Box 38

Horn Lake, Mississippi 38637

601-342-6401

FAX 601-342-5021

The lands situated in DeSoto County, Mississippi, described as follows, to-wit:

One (1) acre, situated in the Southwest Quarter of Section Fifteen (15), Township Two (2), Range Six (6) West, and more particularly described as follows, to-wit:

Commencing at a point on the East right of way line of State Highway No. 305 that is 1457.82 feet North of the South line of said Section 15 as measured along said Highway right of way; thence in an Easterly direction along the South line of Dunn Road 1452.18 feet to an iron pin at the Northeast corner of the John H. Balk lands, **FOR THE POINT OF BEGINNING**; thence South 2 degrees 35 minutes East along Pelk's East line 209 feet to a point; thence in an Easterly direction and parallel with Dunn Road a distance of 209 feet to a point; thence North 2 degrees 35 minutes West a distance of 209 feet to a point on the South side of Dunn Road; thence in a Westerly direction along the South side of Dunn Road 209 feet to the point of beginning, and being the same lands described by deed to these Parties from Mrs. Eunice V. Watkins, et al. dated May 26, 1966, and of record in Book 66, Page 604, and with said lands also being shown by Survey Plat of J. E. Leuderdele, dated July 20, 1966, **PUT SUBJECT HOWEVER** to the existing easement for power and telephone lines as shown by said Engineer's Plat, and with electric power easement to Miss. Power and Light Co. being of record in Book 33, Page 257 of the Deed Records of said County.

This being the same property conveyed to Earl L. Watkins, Jr. and his wife, Mrs. Adell Watkins, as tenants by the entirety, with the right of survivorship (not as tenants in common); from Mrs. Eunice V. Watkins, widow of E.L. Watkins, deceased, and Mrs. Thelma W. Workman, by deed dated May 26, 1966, recorded August 19, 1966 in Book 66, Page 604, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel No: 2065-1500.0-00016.00

Property also known as: 9277 Stevart, Olive Branch, Mississippi

Return To: Real Estate Loan Services  
5727 Summer Trees, Suite G  
Memphis, TN 38134