

Record & Return to:
Mortgage Services
PO Box 5449
Mt. Laurel, NJ 08054-9909
Floss Gedling (Mail Stop -DC)
Prepared by: Kenesia Still
1800 449-8767
Loan # 0013040498

March 7, 2008

MIN 100105600013534416

ASSUMPTION AND RELEASE AGREEMENT

This Assumption and Release Agreement ("Agreement") is entered into as of the 7th day of March 2008 by and between **Jaushwa L Russell** residing at **9476 Village Pointe, Olive Branch MS 38654**, and **Kathryn N Russell** residing at 2639 Central Ave. Apt. J-1 Memphis, TN 38104 and **Mortgage Electronic Registration System, Inc.* as nominee for USAA Federal Savings Bank** and its successors and assigns, its principal place of business, 4001 Leadenhall Road, Mt. Laurel, NJ 08054 ("the Parties").

WHEREAS, **Jaushwa L Russell and Kathryn N Russell** have entered into a mortgage loan transaction with **MERS, Inc.* as nominee for USAA Federal Savings Bank** for a loan in the amount of **\$53,000.00** pursuant to a Note and Mortgage executed **November 1, 2002** ("Loan Documents"). Said Mortgage recorded in, Book # 1595, Page # 0787-0801 on November 5, 2002.

WHEREAS, the Parties wish to release **Kathryn N Russell** of any and all liability and to allow **Jaushwa L Russell** to assume full liability under the Loan Documents.

Now, therefore, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **MERS, Inc.* as nominee for USAA Federal Savings Bank** has made a mortgage loan in the amount of \$53,000.00 to **Jaushwa L Russell and Kathryn N Russell** for property located at **9476 Village Pointe, Olive Branch MS 38654, See Attached Description.**
2. **Jaushwa L Russell** qualifies for the subject loan without the income and credit of **Kathryn N Russell.**

*"MERS" is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

- 3. The Parties hereby agree to release **Kathryn N Russell** of any and all liability under the Promissory Note, Mortgage and related documentation arising under the subject mortgage loan.
- 4. **Jaushwa L Russell** agrees to assume full responsibility of all liabilities and for all terms and conditions under the loan documentation.

14th IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed this day of March, 2008.

Jaushwa L. Russell
 (Signature #1) Jaushwa L Russell

Acknowledgment for Signature #1:

State of Mississippi

County Of Desoto

On this, the 14th day of March, 2008, before me, the undersigned officer, personally appeared Jaushwa L. Russell known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christina M. Fleming
 Notary My commission expires



Kathryn N Russell
(Signature #2) Kathryn N Russell

Acknowledgment for Signature #2:

State of Mississippi

County Of Desoto

On this, the 14th day of March, 2008 before me, the undersigned officer, personally appeared Kathryn N. Russell known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christina M. Fleming
Notary My commission expires



Mortgage Electronic Registration System, Inc.* as nominee for USAA Federal Savings Bank

[Handwritten Signature]

Lisa Rothwein

Asst. Vice Pres.

Corporate Acknowledgment:

State of New Jersey

County Of Burlington

On this, the 18th day of March, 2008 before me, the undersigned officer, personally appeared Lisa Rothwein Assistant Vice President, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Handwritten Signature] 11-15-12
Notary My commission expires
[Handwritten Signature]
Dorothy J. DeMuro



- Copy One - Return to Mortgage Services signed and notarized to be recorded
- Copy Two - Return to Mortgage Services signed and notarized for file.
- Copy Three - Member copy
- Copy Four - Member copy

Exhibit A

Legal Description

Lot 4, Village Square Subdivision, located in Section 27, Township 1 South, Range 6 West, Desoto County, Mississippi, as recorded in Plat Book 40, Pages 15-16, in the office of the Chancery Clerk of Desoto County, Mississippi