

ASSUMPTION DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of that certain Promissory Note and Deed of Trust executed by Gary L. Ledford and wife, Patricia K. Ledford, in the original principal amount of \$20,900.00, dated December 13, 1974, which Deed of Trust is recorded in Trust Deed Book 182 at page 265 in the office of the Chancery Clerk of Desoto County, Mississippi, WE, GARY L. LEDFORD AND WIFE, PATRICIA K. LEDFORD, do hereby sell, convey and warrant unto ELIZABETH A. TAYLOR the following described land, located and situated in Desoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot No. 687, Section C in revised Southhaven Subdivision of Section 23, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 2, Pages 19-22 in the office of the Chancery Clerk of Desoto County, Mississippi.

There are expressly excepted from the warranty of this deed any encroachments or matters which an accurate and current survey of said real property might disclose; the 1976 tax liens and assessments which attached by operation of law on January 1, 1976, but which taxes are not due and payable until on or after January 1, 1977; any public road and/or utility easements or right-of-ways lying in, on, over or across said real property; and any zoning and/or subdivision ordinances and regulations of Desoto County, Mississippi.

Grantors hereby assign and convey to Grantee all rights, title, and interest which they may have in any funds in escrow with Mortgagor.

WITNESS OUR SIGNATURES, this the \_\_\_\_\_ day of February,

1976

Gary L. Ledford  
Gary L. Ledford

Patricia K. Ledford  
Patricia K. Ledford

STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for county and state aforesaid, the within named GARY L. LEDFORD and wife, PATRICIA K. LEDFORD, who acknowledged to me that they signed and delivered the above and foregoing Warranty Deed on the date therein mentioned as their free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office, this the

14th day of February, 1976.

David E. Adams

TITLE: Notary Public

(SEAL)

My commission expires: My Commission Expires January 27, 1978

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 30 minutes A M. 17 day of Feb. 1976, and that the same has been recorded in Book 123 Page 119 records of WARRANTY DEED of said County.

Witness my hand and seal this the 17 day of February 1976

Fee \$3.50 pd.

SEAL H. P. Ferguson CLERK