

Property Address: 6495 Ridgewood, Horn Lake, Ms. 38637
 Grantee's Address: 386 Woodsmoke, Southaven, Ms. 38671
 Grantors' Address: *610 Mrs. Carl Benefield*
Rt. 4, Box 20815
Batesville, Ms. 38606

TONY R. MARTIN AND WIFE,
 VIRGINIA H. MARTIN

GRANTORS

TO

ASSUMPTION WARRANTY DEED

A. O. FOWLER

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, full receipt and the sufficiency of all of which considerations are hereby acknowledged, WE, TONY R. MARTIN AND WIFE, VIRGINIA H. MARTIN, do hereby SELL, CONVEY AN WARRANT unto A. O. FOWLER, the hereinafter described real property, together with all improvements and appurtenances located thereon, located and situated in the City of Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 229, Section "A", DeSoto Village Subdivision, located in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 7 at Pages 9 through 14 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and reference to which plat is hereby specifically made for a more particular description of said lot.

In further consideration of the hereinabove described property, the Grantee herein does hereby assume and agree to pay that certain indebtedness as evidenced by a deed of trust executed to Delta Title Company, as Trustee, for the benefit of National Mortgage Company, dated October 13, 1971, filed for record October 15, 1971, and recorded in Real Estate Trust Deed Book 134 at Page 122 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, with a current principal balance of \$14,229.65 and the Grantee herein takes subject to said first mortgage lien on the hereinabove described real property.

The Grantors herein do hereby authorize the transfer of this loan from their names into the name of the Grantee herein and do hereby set over and assign unto the Grantee herein without charge any and all escrow funds now held by the the said National Mortgage Company.

The 1980 city and county taxes shall be paid by the mortgage company, National Mortgage Company, for and on behalf of the Grantors herein and all subsequent taxes shall be assessed to the Grantee herein. Possession shall be delivered with this deed.

This conveyance is subject to any encroachments or matters which an accurate and current survey of said real property might disclose; any road and/or utility easements or right-of-ways lying in, on, over or across said property; any zoning and/or subdivision and/or building ordinances, restrictions, regulations, and/or covenants of the City of Horn Lake and/or DeSoto County, Mississippi; and the restrictive covenants of Section "A", DeSoto Village Subdivision, as are on file in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

WITNESS the signature of the Granrors herein on this the 16th day of January, 1981.

Tony R. Martin
TONY R. MARTIN - GRANTOR

Virginia H. Martin
VIRGINIA H. MARTIN - GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for county and state aforesaid, the within named, Tony R. Martin and wife, Virginia H. Martin, who did each acknowledge to me that they signed and delivered the above and foregoing Assumption Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 16th day of January, 1981.

(SEAL)

Joe Barnett
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 30, 1982

TAYLOR & WHITWELL
961 STATELINE RD.
SOUTHAVEN, MS 38671
PHONE 601/342-1300



STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 11:00 clock
45 minutes A M. 22 day of Jan. 1981, and that the same has been recorded
in Book 152 Page 303 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 26 day of January
Fee \$2.50 pd.
SEAL *H. D. Ferguson* 1981
CLERK