

Grantor's Address: P.O. Box 188, Southaven, Ms.
Grantees' Address: 7665 White Ash, Southaven, Ms. 38671

BYRON W. HODGE, A SINGLE PERSON GRANTOR
TO ASSUMPTION WARRANTY DEED
BILLY RAYMOND WISE AND WIFE, SUSAN MAE WISE GRANTEES

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, I, BYRON W. HODGE, a single person, do hereby SELL, CONVEY AND WARRANT unto BILLY RAYMOND WISE AND WIFE, SUSAN MAE WISE, as tenants by the entirety with full rights and not as tenants in common, the hereinafter described real property, together with all improvements and appurtenances located and situated thereon, located and situated in the City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 1834, Section I, Greenbrook Subdivision, located in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11 at Page 23 in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and reference to which plat is hereby specifically made for a more particularly description of said lot.

In further consideration of the hereinabove described real property, the Grantees herein do hereby agree to assume and pay that certain indebtedness as evidenced by a deed of trust, dated 12/13/78, filed for record on 12/15/78, executed to Unifirst Federal Savings and Loan Association from Howard J. Edwards, III, et ux, and recorded in Book 235 at Page 253 in the office of the Chancery Court Clerk of securing the current principal balance of \$42,290.59, and Grantees take subject to said indebtedness.

The Grantor herein does hereby authorize the transfer of this loan from his name into the names of the Grantees herein and does hereby set over and assign without charge any and all escrow funds now held by the said mortgage company.

This conveyance is subject to the 1981 tax liens and assessments which attached by operation of law on January 1, 1981, but which taxes are not due and payable until on or after January, 1982; any encroachments or matters which an accurate and current survey of said real property might disclose; any zoning and/or subdivision and/or building regulations, restrictions, covenants and/or ordinances of the City of Southaven and/or DeSoto County, Mississippi; any road and/or utility easements and/or right-of-ways lying in, on, over or across said real property; and the Section I, Greenbrook Subdivision restrictive covenants that are on file in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Possession shall be delivered with this deed.

WITNESS the signature of the Grantor on this the 1st day of June, 1981.

Byron W. Hodge
BYRON W. HODGE - GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for county and state aforesaid, the within named, Byron W. Hodge, a single person, who did acknowledge to me that he signed and delivered the above and foregoing Assumption Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office on this the 1st day of June, 1981.

Jayne Barnett
NOTARY PUBLIC

(SEAL) My Commission Expires: My Commission Expires Nov. 30, 1982



STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 11 o'clock 30 minutes A.M. 1 day of June 1981, and that the same has been recorded in Book 154 Page 260 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 1 day of June 1981.
Fee 2.50 pd. *H. M. [Signature]* Clerk