

DONALD E. SWANSON, ET UX,
Grantors

TO

JAMES B. ROBERTS, ET UX,
Grantees

ASSUMPTION
WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, DONALD E. SWANSON and wife, MARJORIE L. SWANSON, do hereby grant, bargain, sell, convey, and warrant to JAMES B. ROBERTS and wife, CORINNE M. ROBERTS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain property lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows:

Part of Lot 406, Town of Hernando, DeSoto County, Mississippi, Section 13, Township 3, Range 8 West:

Beginning at the Southwest corner of said Lot 406 as shown on the official map of said Town of Hernando; thence North 128 feet along the West line of said lot to an iron pin; thence East 190 feet on a line parallel with the South boundary line of said lot to an iron pin; thence South 128 feet to an iron pin in the South boundary line of said lot; thence West along the South boundary line of said lot 190 feet to the point of beginning, and being the same property as conveyed to Grantors herein by Deed dated September 29, 1970, and of record in Deed Book 86, Page 155, of the records of DeSoto County, Mississippi.

As part of the consideration herein, Grantees do hereby assume and agree to pay that certain indebtedness as evidenced by Deed of Trust dated September 1, 1966, in favor of Schumacher Mortgage Company, Inc., and of record in Deed of Trust Book 91, Page 459, and as assigned to Monarch Life Insurance Company by Assignment dated November 29, 1966, and of record in Deed of Trust Book 92, Page 344, and as then assigned to Bankers Life Company by Assignment dated December 23, 1983, and of record in Deed of Trust Book 313, Page 686, all of the records of DeSoto County, Mississippi. Grantors herein do further hereby set-over, transfer, and assign to Grantees herein all funds and amounts which are held in escrow in connection with said loan.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health

department regulations of the City of Hernando, County of DeSoto, and State of Mississippi; subject to taxes for the year 1986 which are not yet due or payable, but which constitute a lien which relates back to January 1, 1986; and subject to any encroachments, boundary line disputes, shortages in acreage, adverse possessions, or other matters which might be shown by an accurate current survey.

For the consideration as hereinbefore set forth, Grantors do further hereby convey and warrant to Grantees all window treatments, antennae, the bar, fireplace insert, pool table, all fans, the stove, refrigerator, the freezer in the game room, the small bedroom suite, the chair in the bedroom, the three (3) chairs in the den, the washer and dryer, and miscellaneous tables and lamps.

Taxes for the year 1986 are to be paid pro-rata as of the date of this instrument. Taxes for all subsequent years are to be borne by Grantees. Possession is given on or before three (3) weeks from the date of this instrument.

WITNESS our signatures, this the 27th day of March, 1986.


DONALD E. SWANSON


MARJORIE L. SWANSON

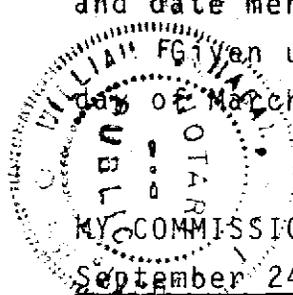
Mr. and Mrs. Donald E. Swanson
214 East Valley Street
Hernando, MS. 38632

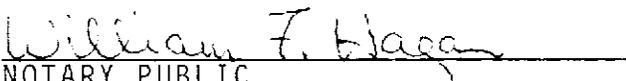
Mr. and Mrs. James B. Roberts
2291 Pine Tree Road
Hernando, MS. 38632

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DONALD E. SWANSON and wife, MARJORIE L. SWANSON, who each did acknowledge that they signed and delivered the above and foregoing Assumption Warranty Deed as their individual free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 27th day of March, 1986.




NOTARY PUBLIC

COMMISSION EXPIRES:
September 24, 1988

Filed @ 10:00AM, March 28, 1986
Recorded in Book 785 Page 495
H. G. Ferguson, Clerk