

THOMAS A. RIPLEY, ET AL,
GRANTORS

TO

WILLIAM H. SISTRUNK, ET UX
GRANTEES

ASSUMPTION WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, We, Thomas A. Ripley and Adrian Haslett, f/k/a Adrian P. Ripley, do hereby sell, convey, and warrant unto William H. Sistrunk, Jr. and wife, Lisa M. Sistrunk, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Lot 118, Section A, Eastover Subdivision, in Section 29, Township 1 South, Range 6 West, in the City of Olive Branch, Desoto County, Mississippi, as shown by the plat appearing of record in Plat Book 12, Pages 32-35, in the Office of the Chancery Clerk of Desoto County, Mississippi.

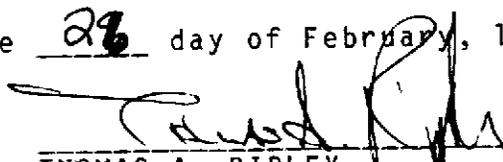
The warranty in this deed is subject to subdivision and Zoning regulations in effect in Desoto County, Mississippi, and rights of way and easements for public roads and public utilities, and restrictive covenants of record for Eastover Subdivision.

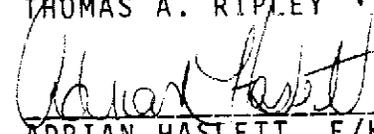
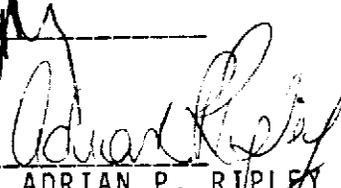
The Grantees, by acceptance of this Deed, agree to become members of the Eastover Homeowners Association, a Mississippi non-profit corporation, and be bound by the by-laws of said association. The dues of the association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action by law or proceedings in Chancery for enforcement of such lien, provided, however, that said lien shall be subordinate to any Mortgages, Deeds of Trust, or other security instrument granted by the Grantees, their successors and assigns. Said Assessment shall constitute a covenant that runs with the land and shall be binding on the Successors and assigns of Grantees.

Further consideration for this transfer is the assumption by the Grantees of that certain deed of trust to Lumbermen's Investment Corporation, dated 8/20/85, given by Thomas A. Ripley and wife, Adrian P. Ripley, for \$70,480.00, and filed for record in deed book 347, page 64, Chancery Clerk's Office, Desoto County, Mississippi.

Taxes for the year 1988 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS MY SIGNATURE this the 26 day of February, 1988.



THOMAS A. RIPLEY



ADRIAN HASLETT, F/K/A ADRIAN P. RIPLEY

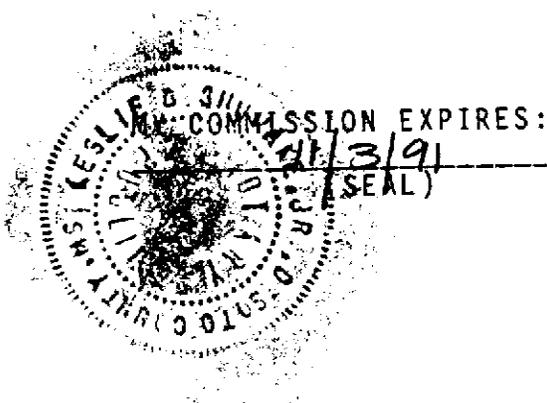
STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for said County and State, the within named Thomas A. Ripley and Adrian Haslett, F/K/A Adrian P. Ripley, who acknowledged that they signed and delivered the above and foregoing Warranty deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office this the 26 day of February, 1988.



NOTARY PUBLIC



GRANTORS ADDRESS: 2065 Cowden Memphis, TN 38103 272-3947

GRANTEES ADDRESS: 5293 Cresser MEMPHIS, TN 38116 396-1395

Filed @ 9:30^A 7th M. March, 1988
Recorded in Book 202 page 527
W. E. Davis, Chancery Clerk