

WALTER A. BOUCHER AND WIFE,
MELVENIA J. BOUCHER.

GRANTORS

TO

ASSUMPTION WARRANTY DEED

JACK D. RICHARDS, AND WIFE
MARTHA A. RICHARDS.

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good legal and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and for further consideration of the assumption by the grantees herein of that certain indebtedness evidenced by Deed of Trust from Walter A. Boucher and wife, Melvenia J. Boucher to Percy L. Lynchard, Jr., Trustee, for David Vanderburg and Peggy E. Vanderburg, beneficiary dated May 3, 1986, recorded in deed of trust book 364 at page 627 in the land records in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi, We Walter A. Boucher and wife, Melvenia J. Boucher, do hereby sell, convey and warrant, unto Jack D. Richards, and wife, Martha A. Richards, 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, described as follows, to-wit:

Tract 2 of the Vaughn 100 acre tract in Section 4;
Township 3 South; Range 6 West; DeSoto County, Mississippi.

Beginning at the southeast corner of the northwest quarter of Section 4; Township 3 South; Range 6 West, said point being the southwest corner of the Vaughn tract; thence north 1012.31 feet along the half section line to an iron pin and the southeast corner of the existing 100 acre tract; thence south 87 degrees 19' west 1581.75 feet along the south line of said 100 acre tract to the southwest corner of tract 1 of said property; thence north 87 degrees 19' east 314.17 feet to the southeast corner of said tract 1 and the point of beginning of the following tract 2: thence north 3 degrees 09' west 714.78 feet along the east line of said tract 1 to a point; thence north 0 degrees 15' west 719.16 feet along said east line to a power pole; thence north 6 degrees 08' west 270.41 feet to the northeast corner of said tract 1 and a point in Byhalia Road; thence north 88 degrees 48' east 293.39 feet along said road to a point; thence south 3 degrees 10' east 1696.11 feet to a point in the south line of said tract; thence south 87 degrees 19' west 315.74 feet to the point of beginning and containing a net acreage of 11.54 acres more or less. There is a 40 foot right of way along the north property line for Byhalia Road.

Less an exception reserved and retained by John Preston

Vaughn and wife, Emma B. Vaughn, prior owners, their heirs and assigns, a one-half (1/2) royalty interest (said interest described as a one-eighth (1/8) interest for purposes herein) in gas and oil rights in the above described property. Said royalty interest to be a non-participating interest and as described to be one-half (1/2) of a one-eighth (1/8) interest or one-sixteenth (1/16) royalty.

And, 1986 60 feet by 28 feet Anvil, Redwood Mobile Home, serial number 3329A&B.

A dam exists on adjacent property which backs water unto the above-described property. Grantors, their assigns and heirs, retain the right to back water on said property. Grantors, their assigns and heirs, retain a flowage (water) easement on said property to back water unto the above-described property. Existing spillway to remain the same; cannot be raised without agreement.

Grantor hereby sets over and assigns without charge or fee, unto Grantees any and all escrow funds held by the beneficiary and/or its assigns, in connection with the above-described property.

The warranty in this deed is subject to subdivision and zoning regulations in effect by the DeSoto County Planning Commission and to rights of way and easements for public roads and public utilities.

Further restrictive covenants are as follows: there shall not be allowed any pigs, hogs, chickens to be kept or raised on the property; and further there shall be no inoperative automobiles allowed to be kept or parked on the property.

Possession will be given upon delivery of this deed.

Witness our signatures, this the 31st day of October, 1989.

Walter A. Boucher
Walter A. Boucher

Melvenia J. Boucher
Melvenia J. Boucher

State of Mississippi
County of DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, the within Walter A. Boucher and wife, Melvenia J. Boucher, 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 and for the purposes expressed therein.

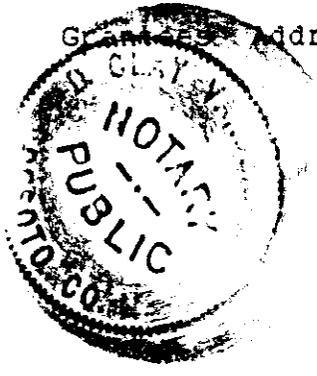
Given under my hand and official seal of office, this
the 31st day of October, 1989.

D. Lynn Vandy
Notary Public

My Commission Expires:
3-24-93

Grantors' Address: 8265 Byhalia Road, Olive Branch, MS 38654
895-2488; 895-2488

Grantees' Address: 8265 Byhalia Road, Olive branch, MS 38654
901-365-4183; 901-762-6037



STATE MS.-DESO TO CO. *BC*
FILED

OCT 31 8 20 AM '89

RECORDED 11-1-89
DEED BOOK 220wt
PAGE 147
W.E. DAVID CHICK.