

THE DESOTO COMPANY PARTNERSHIP,  
GRANTOR

TO

ASSUMPTION WARRANTY DEED

SAMUEL L. WARE,  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, CALVIN W. OZIER, CALVIN W. OZIER, JR. and SAMUEL L. WARE, individually and as all of the partners of The DeSoto Company Partnership, a general partnership, do hereby sell, convey and warrant unto SAMUEL L. WARE, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

0.46 acres, more or less, in the Northwest corner of Lot 1 of Block 12 in the City of Olive Branch in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as commencing at the Northwest corner of Lot 1 of Block 12, in the City of Olive Branch in Section 34, Township 1 South, Range 6 West, said point being a point at the intersection of the South right of way of U.S. Highway 78 (100 feet wide) and the East right of way of Blocker Street (40 feet wide); thence South 36° 52' East 134.9 feet along the South line of said highway right of way to the Northeast corner of Lot 2 of the Johnson tract and being the point of beginning of the following lot; thence South 36° 52' East 76.0 feet along said right of way to the Northeast corner of the Johnson lot; thence South 42° 05' West 209.5 feet to the Southeast corner of the Johnson lot; thence North 36° 53' West 120.0 feet to the Southeast corner of Lot 2 of the Johnson tract; thence North 54° 12' East 205.7 feet to the point of beginning and containing 0.46 acres more or less. All bearings are magnetic. SUBJECT TO AN EASEMENT reserved for ingress and egress along the West property line extending southward 131 feet along the said property line from the Northwest corner of said lot. Said easement shall be 10 feet in width.

ALSO an Easement over Lot 2, BEGINNING at the Northeast Corner of the P.B. Johnson lot referenced as Lot 2 on the attached plat; thence run along the East line of said Lot 2 Southwardly 131 feet to a point; thence run Westwardly 10 feet to a point; thence run Northwardly parallel with the East property line of said Lot 2, 131 feet to a point; thence Eastwardly 10 feet to the point of beginning, the purpose of said easement being for ingress and egress.

FURTHER CONSIDERATION for this transfer is the assumption by the Grantee of that certain outstanding unpaid indebtedness to Community Bank of Germantown, as evidenced by a Deed of Trust of record in Trust Deed Book 490, Page 204, Chancery Clerk's Office, DeSoto County, Mississippi, said indebtedness being as of this date in the amount of One Hundred Ninety-Two Thousand Nine Hundred Twenty-Five and 95/100 Dollars (\$192,925.95), which Grantee herein takes subject to, assumes and agrees to pay. Grantee further assumes that certain unsecured unpaid indebtedness to United American Bank, evidenced by a Promissory Note, with said indebtedness being as of this date in the amount of Ten Thousand Six Hundred Sixty-Six and 68/100 Dollars (\$10,666.68), which Grantee herein takes subject to, assumes and agrees to pay.

Grantors, by this Deed, transfer unto Grantee, all their right, title and interest in and to all funds held in escrow by Community Bank of Germantown, in connection with the above-referenced loan.

The warranty in this deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and rights of ways and easements for public roads and public utilities.

WITNESS OUR SIGNATURES, this the 25th day of March, 1992.

THE DESOTO COMPANY PARTNERSHIP

BY: Calvin W. Ozier  
 Calvin W. Ozier, Individually and as Partner

BY: Calvin W. Ozier, Jr.  
 Calvin W. Ozier, Jr., Individually, and as Partner

BY: Samuel L. Ware  
 Samuel L. Ware, Individually and as Partner

STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State, on this 25<sup>th</sup> day of March, 1992, within my jurisdiction, the within named Calvin W. Ozier, Calvin W. Ozier, Jr. and Samuel L. Ware, individually and as all of the Partners of The DeSoto Company Partnership, a general partnership, who acknowledged that they executed the above and foregoing instrument.



Sheila D. Adair  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
July 18, 1992

**GRANTOR(S) ADDRESS:**

6304 Whitmar Place North  
Memphis, TN 38119

**TELEPHONE:**

Business: 895-3390  
Residence: 901-767-6104

**GRANTEE(S) ADDRESS:**

P.O. Box 36  
Olive Branch, MS 38654

**TELEPHONE:**

Business: 895-3390  
Residence: 901-756-0872

STATE MS. - DESOTO CO. DT  
FILE

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RECORDED 3-31-92  
DEED BOOK 243  
PAGE 72  
W.E. DAVIS CH. CLK.