

WINFRED A. MORGAN, JR, ET UX, )  
 GRANTORS )  
 TO ) ASSUMPTION  
 ) WARRANTY DEED  
 )  
 C. W. BENNETT, ET UX, )  
 GRANTEES )

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, We, WINFRED A. MORGAN, JR. and wife, PATRICIA C. MORGAN, do hereby sell, convey and warrant unto C. W. BENNETT and wife, EVELYN BENNETT, 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 32, Section "A", First Addition, College Grove Subdivision, in Section 10, Township 2 South, Range 6 West, Desoto County, MS as per plat recorded in Plat Book 14, Pages 26-29 in the office of the Chancery Clerk of Desoto County, MS.

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 said subdivision.

As a part of the consideration for this conveyance the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note dated July 8, 1986 in the original principal sum of \$85,143.00, secured by and fully described in the Deed of Trust of even date therewith recorded in Volume 370, Page 433, Deed of Trust records of Desoto County, MS and hereby expressly assume the obligation of Winfred A. Morgan, Jr. and Patricia C. Morgan under the terms of the instruments creating said loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

Taxes for the year 1992 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS OUR SIGNATURES this the 18th day of June, 1992.

STATE MS. - DESOTO CO.  
 FILED  
 JUN 22 11 23 AM '92

Winfred A. Morgan Jr.  
 WINFRED A. MORGAN JR.

RECORDED 6-25-92  
 DEED BOOK 246  
 PAGE 523  
 W.E. DAVIS CH. CLK.

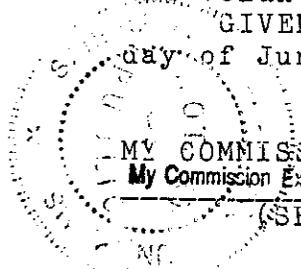
Patricia C. Morgan  
 PATRICIA C. MORGAN

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named WINFRED A. MORGAN, JR. and wife, PATRICIA C. MORGAN, 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 18th day of June, 1992.

Sardo J. Baber  
 NOTARY PUBLIC



MY COMMISSION EXPIRES:  
 My Commission Expires April 18, 1994  
 (SEAL)

GRANTORS ADDRESS: 10258 Curtis Drive Olive Branch, MS 38654  
 (H) 895-3447 (W) 774-4944  
 GRANTEES ADDRESS: 9680 Quail Rd Olive Branch, MS 38654  
 (H) 895-0192 (W) 9484481