

438

STATE MS.-DESOTO CO.  
FILED

JUL 20 11 26 AM '92

RECORDED 7-22-92 *lw*  
DEED BOOK 247  
PAGE 438  
W.E. DAVIS CH. CLK.

TOMMY REEL,

GRANTOR

TO

ASSUMPTION WARRANTY DEED

BARRY E. WELLS, ET UX,

GRANTEES

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 which is hereby acknowledged, I, TOMMY REEL, do hereby sell, convey and warrant unto BARRY E. WELLS and wife, REBECCA J. WELLS, as tenants by the entirety with the right of survivorship, and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to wit:

Lot 264, Section "B", Eastover Subdivision, in Section 29, Township 1 South, Range 6 West, as per plat thereof recorded in Plat Book 12, at Pages 36-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

As 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 March 31, 1977, in the original principal sum of \$43,000.00 secured by and described in the deed of trust of even date therewith recorded in Book 210, Page 157, of the Official Records of DeSoto County, Mississippi, and hereby expressly assumes the obligation of Roger Lee Benson, Jr. and wife, Diane L. Benson, under the terms of the instrument creating said loan, to indemnify the Veterans Administration of the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by Grantees' acceptance of this deed.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property.

For the above mentioned consideration the Grantor herein conveys all of his right, title and interest in and to any escrow accounts he may have in connection with the above mentioned indebtedness.

Possession is given upon delivery of this deed.

WITNESS MY SIGNATURE, this the 1st day of July, 1992.

Tommy Reel  
TOMMY REEL

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named, TOMMY REEL, who acknowledged that he signed and delivered the above and foregoing Assumption Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes expressed therein.

GIVEN UNDER MY HAND and official seal of office, this the 1st day of July, 1992.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
08-28-93  
Grantor's Address and Telephone Nos.:  
6840 Branch Road  
Olive Branch, MS 38654  
Home No. (601) 895-6558  
Work No. (601) 895-2290

Grantee's Address and Telephone Nos.:  
7461 Eastover Blvd.  
Olive Branch, MS 38654  
Home No. 601-895-2506  
Work No. 601-895-8220

Please record and return to: