

STATE MS.-DE SOTO CO.
FILED

Jul 23 10 37 AM '96

BK 304 PG 118
W.E. DAVIS CH. CLK.

CHARLES CURTIS ATKINSON

Grantor

to

ASSUMPTION
WARRANTY DEEDKEITH GAGNE, and wife
MARYANNE GAGNE

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 are hereby acknowledged, and the assumption and agreement to pay by the Grantees herein of that certain indebtedness evidenced by a promissory note dated December 5, 1994, secured by a Deed of Trust of record in Trust Deed Book 740 at Page 172, I, CHARLES CURTIS ATKINSON, do hereby grant, bargain, sell, convey and warrant unto KEITH GAGNE, and wife MARYANNE GAGNE, as tenants by the entirety with full rights of survivorship and not as tenants in common, all of my right, title and interest in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

From the Northwest corner of the Southeast Quarter of Section 16, Township 3 South, Range 9 West in DeSoto County, Mississippi, proceed South 05°-08' East for 327.36 feet to a point. Thence South 08°-33' East for 645.89 feet to the point of beginning. Thence South 08°-33' East for 652.00 feet to a point. Thence North 84°-48' West for 1339.74 feet to a point. Thence North 08°-27' West for 308.49 feet to a point. Thence North 07°-58' West for 367.24 feet to a point. Thence South 83°-47' West for 1343.39 feet to the Point of Beginning. Containing 20 acres, more or less.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi. This conveyance is also subject to a perpetual easement, 30 feet wide, for ingress and egress to said parcel, conveyed to Mary Anne Couch Watkins on August 15, 1989, and recorded in Deed Book 217 at page 533 of the land deed records of DeSoto County, Mississippi.

Taxes for the year 1996 will be paid by the Grantees herein. Possession is given with

delivery of this deed.

WITNESS MY SIGNATURE, this the 19th day of July, 1996.


CHARLES CURTIS ATKINSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named CHARLES CURTIS ATKINSON who acknowledged that he freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 19th day of July, 1996.


Notary Public



My Commission Expires: May 27, 2000

Grantor Address: 3461 Highway 301 South, Hernando, MS, 38632
Wk: n/a Hm: 601-449-4121

Grantee Address: 3461 Highway 301 South, Hernando, MS, 38632
Wk: 601-429-8800 Hm: 601-429-1957

This document prepared by:
SMITH, PHILLIPS, MITCHELL,
SCOTT & RUTHERFORD
P.O. Box 346
Hernando, MS 38632
601-429-5041

NO TITLE WORK WAS REQUESTED OR DONE
IN THE PREPARATION OF THIS DEED.