

Charles A. Trimmer and wife, Bettye R. Trimmer
GRANTORS

BOOK 304 PAGE 430

A S S U M P T I O N
W A R R A N T Y

TO

D E E D

Robert E. Klakamp and wife, Shari R. Klakamp
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Charles A. Trimmer and wife, Bettye R. Trimmer, do hereby sell, convey, and warrant unto Robert E. Klakamp and wife, Shari R. Klakamp, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Lot 2196, Section F, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Pages 1-5, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated February 8, 1996, executed by Bryan Dunn and Melissa Dunn, in favor of Mortgage Guaranty Corporation, recorded in Book 809, Page 594, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of SIXTY THOUSAND TWO HUNDRED TWENTY NINE & 10/100 Dollars (\$60,229.10), and the Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors over and assign unto the Grantees without charge all escrow funds now held by Trustmark National Bank in connection with loan made by same on the above described property.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 26th day of July, 1996.

STATE MS.-DESOTO CO.
FILED

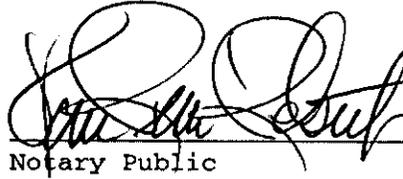
vs
JUL 31 10 13 AM '96

BK 304 PG 430
W.E. DAVIS CH. CLK.

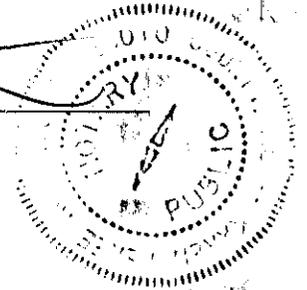
Charles A. Trimmer
Charles A. Trimmer
Bettye R. Trimmer
Bettye R. Trimmer

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 26th day of July, 1996, within my jurisdiction, the within named Charles A. Trimmer and wife, Bettye R. Trimmer, who acknowledged that they executed the above foregoing instrument.



Notary Public



My Commission Expires:

06/18/00

GRANTOR'S ADDRESS:

38 Scarborough Spur Road
Humboldt, TN 38343
Work Phone #: 360-9200
Home Phone #: 901-784-2260

GRANTEE'S ADDRESS:

6485 Sandhurst
Horn Lake, MS 38637
Work Phone #: 373-4888
Home Phone #: 903-5741

THIS INSTRUMENT PREPARED BY:

Eric Sappenfield
97 Stateline Road East, Suite A
Southaven, Mississippi 38671
601/342-2170

FILE NUMBER: 5241R19