

BRENDA W. ANDERSON, ET VIR	STATE MS. - DESOTO CO. FILED <i>mc</i>	GRANTORS
	Dec 16 1 11 PM '96	
TO		ASSUMPTION WARRANTY DEED
JAMES W. TILLERY, III	BK 310 } PG 141 W.E. DAVIS } CH. CLK.	GRANTEE

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 all of which is hereby acknowledged, we, BRENDA W. ANDERSON and Husband, WALLACE C. ANDERSON, do hereby bargain, sell, convey and warrant unto:

JAMES W. TILLERY, III

in fee simple, the following described property being situated in the State of Mississippi, County of DeSoto, City of Olive Branch, Mississippi, more particularly described as follows, to wit:

Lot 48, Kerrwood Subdivision, First Addition, Township of Olive Branch, DeSoto County, Mississippi, Section 34, Township 1, Range 6 West, as shown by plat of record in Plat Book 4, page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration for the transfer of this property is the assumption by the Grantee herein of that certain deed of trust and indebtedness due thereon executed by ALBERT DAVID WALTON and Wife, BEVERLY DIANE WALTON to Wilson P. Barton, Jr., for the use and benefit of Boyle Mortgage Company in the current principal balance of \$30,990.67, said deed of trust being recorded at Trust Deed Book 248, Page 229, in the records of the Chancery Clerk of DeSoto County, Mississippi, and Grantee agrees to pay the indebtedness thereon.

The warranty in this Deed is given subject to the right of way for any public roads and rights of way and easements of record and to all zoning regulations in effect for DeSoto County, Mississippi and for the City of Olive Branch, Mississippi, and to restrictive covenants of Kerrwood Subdivision.

The Grantees hereby acknowledge that there is a good and sufficient Deed of Trust on the described property wherein Boyle Mortgage Company, is the Beneficiary, said Deed of Trust dated the 13th day of July, 1979, and the Grantees hereby assume and agree to pay said Deed of Trust and to be bound by all of the provisions of the said Deed of Trust to the same effect that the signers of the said document as Grantors are bound, and also hereby assume the obligation of Brenda W. Anderson under the terms of the instruments creating the loan to indemnify the

Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The Grantor hereby transfers and assigns all escrow funds held by the Beneficiary or its Assignee to the Grantee.

Grantee assumes taxes for the year 1996 and thereafter. Possession is given with delivery of the deed.

WITNESS OUR SIGNATURES, this the 12<sup>th</sup> day of December, 1996.

Brenda W. Anderson  
BRENDA W. ANDERSON, GRANTOR

Wallace C. Anderson  
WALLACE C. ANDERSON, GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named BRENDA W. ANDERSON and Husband, WALLACE C. ANDERSON, who acknowledged that they executed, signed and delivered the above and foregoing Warranty Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 12 day of December,

1996.

[Signature]  
NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 20, 1999  
BONDED THRU STEGALL NOTARY SERVICE

Grantor's Address

5810 Malone Road  
Olive Branch, Ms. 38654  
H #: (601) 895-5700  
W #: (601) 895-4390

same  
same  
H #:  
W #:

Grantee's Address:

9077 College Street  
Olive Branch, Ms. 38654  
H #: (601) 893-2780  
W #: (Same)

Prepared by and return to:

Leslie B. Shumake, Jr.  
Attorney at Law  
P. O. Box 803  
Olive Branch, MS 38654  
(601) 895-5565