

PREPARED BY & RETURN TO:
JEFF S. MCCASKILL - ATTORNEY
919 FERNCLIFF COVE, SUITE 1
SOUTHAVEN, MS 38671
(601) 393-8542
97-455

STATF MS. - DESOTO CO. FILED

SEP 26 1 55 PM '97

JEANINE D. WALKER, f/k/a JEANINE D. SISCO,
GRANTOR

BK 322 PG 455
DEED DAVIS CH. CLK.

TO:

ASSUMPTION WARRANTY DEED

STEVEN ASTEDT and wife, COLLEEN ASTEDT,
GRANTEES

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, Rodney L. Hayes, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees, Steven Astedt and wife, Colleen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 1574, Section H, Greenbrook Subdivision, situated in Section 30, Township 1 South, Range 7 West, in the City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11, Pages 21-22, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Further consideration of the above described property is the assumption by Grantees and the agreement to pay the unpaid balance now due on that certain Deed of Trust executed by Donnie R. Jones and wife, Janet M. Jones in favor of Lumberman's Investment Corporation, filed on June 8, 1987 and recorded in Deed of Trust Book 404, Page 608, in the Office of the Chancery Clerk of DeSoto County, Mississippi, as assumed by Jeanine D. Sisco in Deed Book 225, Page 279, in the Office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal balance of \$66,175.99, and the Grantees take subject to said loan evidenced thereby.

Grantor hereby authorizes the transfer of this loan from her name into Grantees' names and Grantor hereby sets over and assigns unto Grantees without charge all escrow funds now held by Temple Inland Mortgage in connection with the loan made by same on the above described property.

By way of explanation, Ancil L. Walker, husband of Grantor, enters into this instrument for the purpose of conveying any interest he may have obtained in the above-described property by virtue of his marriage to Grantor, including but not limited to his homestead rights.

WITNESS our signatures this the 19th day of September, 1997.

Jeanine D. Walker
JEANINE D. WALKER
GRANTOR

Ancil L. Walker
ANCIL L. WALKER
GRANTOR

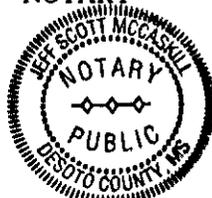
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for said County and State, on this 19th day of September, 1997, within my jurisdiction the within named Jeanine D. Walker fka Jeanine D. Sisco and Ancil L. Walker who acknowledged that they signed and delivered the above foregoing Assumption Warranty Deed on the date therein mentioned, as their free act and deed, and for the purposes therein expressed.

Jeff Scott McCaskill
NOTARY

My Commission expires:

Grantor's Address:
1195 Fogg Rd.
Nesbit, MS 38651
(H) 601-895-6212
(W) N/A



MY COMMISSION EXPIRES:
AUGUST 22, 2001

Grantees Address:
691 Woodsmoke Dr.
Southaven, MS 38671
(H) 901-733-3616
(W) 901-363-1650