

JOHN WILLIAM LENTZ AND
 CHARLENE YON LENTZ
 7640 Holly Springs Road
 Hernando, MS 38632
 662-233-4367 (H)
 662-895-5594(W)

STATE MS.-DE SOTO CO.
 FILED *JK*

GRANTOR(S)

JUL 23 3 28 PM '01

BK 396 457
 W. CLK.

TO

ASSUMPTION WARRANTY DEED

JOHN WILLIAM LENTZ
 7640 Holly Springs Road
 Hernando, MS 38632
 662-233-4367 (H)
 662-560-8589 (W)

GRANTEE(S)

For and in consideration of the sum of Sixteen Thousand Five Hundred Dollars (\$16,500.00), and pursuant to a Property Settlement Agreement contained in Cause No. 01-4-543 (B) in the Chancery Court of DeSoto County, Mississippi, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, John William Lentz and Charlene Yon Lentz, Grantors, do hereby sell, convey, and warrant unto John William Lentz, Grantee, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1, Section A, Edwards Place, in Section 20, Township 3 South, Range 6 West, as per plat thereof of record in Plat Book 40, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By virtue of a Warranty Deed from Tina M. Pardue to John W. Lentz and wife, Charlene Lentz dated July 3, 1995 and filed for record on July 5, 1995 in Warranty Deed Book 287, page 561 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Further consideration for the above-described property is given the assumption by the Grantee(s) of that certain Deed of Trust given by John W. Lentz and Charlene Lentz, for the benefit of Trustmark National Bank, dated 5/29/98, and recorded in Deed of Trust Book 1020, Page 143, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Grantor(s) hereby sets over and assigns without charge or fee, unto Grantee(s) any and all escrow funds held by Trustmark National Bank, and/or its assigns, in connection with the above-described property.

The warranty in this deed is made subject to subdivision and zoning regulations in effect by the DeSoto County Planning and Zoning Commission and to rights-of-way and easements for public roads and public utilities.

Possession will be given with delivery of this deed.

Witness our signature, this the 29th day of June, 2001.

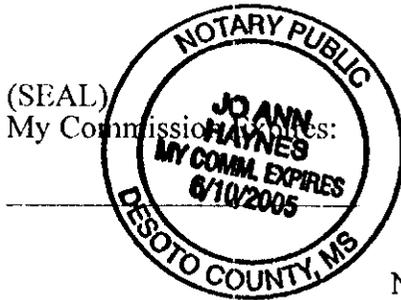
John William Lentz
John William Lentz, Grantor
Charlene Yon Lentz
Charlene Yon Lentz, Grantor

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 29th day of June, 2001, within my jurisdiction, the within named John William Lentz and Charlene Yon Lentz, who acknowledged that they executed the above and foregoing instrument.

Jo Ann Haynes
Notary Public



No Title Opinion Given or Requested

Prepared By:
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