

THIS INDENTURE, made by and between Sharon M. Doddrog and Husband John M. Doddrog

party of the first part, National Bank of Commerce - Knoxville party of the second part, as Trustee; and

party of the third part, WITNESSETH:

That, for and in consideration of One Dollar cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of securing the payment of the indebtedness described, the party of the first part does hereby convey and warrant unto the party of the second part, as Trustee, and his successors in trust, the following described real estate situated in the County of Desoto and State of Mississippi, to-wit:

7463 Hickory Estates Dr Walla ms 38680, as more fully described on the warranty deed attached hereto and made a part of this deed of Trust.

STATE MS. - DESOTO CO.
FILED

Nov 12 1 43 PM '98

BK 1053 PG 0622
W.F. DAVIS CH. CLK.

This conveyance is made in trust, however, to secure the payment of \$ 20,000.00, evidenced by the following promissory notes of even date herewith:

Note & Security agreement of even date, Herewith.

Maximum principal indebtedness for Mississippi recording tax purposes is \$ 20,000.00

and any further sums which the party of the third part, or any holder or holders of the notes hereby secured may advance to take care of taxes, insurance, or prior encumbrances on the above described real estate, or any part thereof.

The party of the first part agrees to keep all of the taxes and special assessments on the above described land paid, and if he fails so to do, the holder or holders of the above described notes may pay said taxes and assessments and the amounts so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

The party of the first part agrees to keep the improvements on said property in a good state of repair, and to insure the same against loss by fire and tornado in some responsible insurance company approved by the party of the third part, or his assigns, for the insurable value thereof, with a regulation mortgagee's subrogation clause attached to each policy making said insurance payable in case of loss to the party of the third part as his interest may appear, and to deliver the policy or policies and renewal receipts therefor to said party of the third part. In case of the failure of the party of the first part to keep said buildings so insured, the party of the third part, or his assigns, may effect such insurance and the amount so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

NOW, THEREFORE, if the party of the first part shall pay all of the indebtedness secured hereby this conveyance shall be null and void and shall be released at his expense, but if said party of the first part shall fail to pay said notes, or any of them, or any part thereof, or the interest thereon, when due, or shall fail to pay the taxes and special assessments on said property prior to the date of sale thereof for delinquent taxes, or shall fail to pay all items due on account of insurance as provided herein, then all of the indebtedness secured hereby shall, at the option of the holder or holders of said notes, become due and payable, and the party of the first part hereby authorizes and fully empowers said trustee, or any successor in trust, upon any such default to proceed to sell the property hereinabove described to pay the amount then due hereunder. The sale of said real estate shall be made at the front door of any Court House in the County where any of said real estate is situated at the time of the sale, within legal hours, at public outcry to the highest bidder for cash, after the acting trustee has given notice of the time, place and terms of said sale according to the laws of the State of Mississippi governing sales of lands under trust deeds in force at the time the publication of said notice is begun. The acting trustee may sell said property without taking possession of the same, and is authorized to appoint an agent and auctioneer to make such sale in his absence, which sale shall be as valid as if made by said trustee.

From the proceeds of said sale the acting trustee shall first pay the cost of executing this trust, including a reasonable fee for himself and his attorney; then he shall pay any sums advanced by the party of the third part on account of taxes or insurance on said property; then he shall pay any balance of principal and interest which shall be due on the indebtedness secured hereby; and if any balance then remains in his hands he shall pay the same to the party of the first part, his heirs or assigns.

The party of the third part, or any holder of the above described notes, may at any time appoint another Trustee in the place and stead of the party of the second part, or any successor or successors in trust.

If more than one person joins in this instrument as party of the first part, it is agreed that whenever the words "party of the first part" occur they are to read as if written "parties of the first part."

Witness the signature of the party of the first part, on this the 2nd day of April, 1998.

Sharon M. Doddrog

J. Doddrog

STATE OF Missi
COUNTY OF Desoto } ss.

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named
Sharon Daddrae

who acknowledged that he signed and delivered the foregoing trust deed on the day and year therein mentioned as
voluntary act and deed.

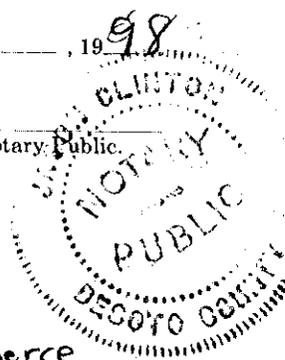
Given under my hand and seal this the 30th day of April, 1998

My Commission expires: _____

[Handwritten Signature]

Notary Public

Notary Public State of Mississippi
My Commission Expires _____



Grantor's Mailing Address

This instrument prepared by:
National Bank of Commerce
One Commerce Square
Memphis, TN 38150 (901) 529-3322

Compliments of
Mid-South Title Insurance Corporation
One Commerce Square
Memphis, Tennessee

TRUST DEED

FROM

TO

FOR THE USE OF _____ Trustee

STATE OF MISSISSIPPI

County of _____ } ss.

I, _____ Clerk

of the Chancery Court and ex-officio Recorder
for the County and State aforesaid, do hereby
certify that the within instrument of writing
was filed for record in my office on the _____

day of _____ A.D. 19____.

at _____ o'clock _____ M., and has been this day

duly recorded in Trust Deed Record _____

Page _____

WITNESS my hand and official seal, this

_____ day of _____ 19____.

Clerk.

**TITLE INSURANCE is the only guaranteed
protection against real estate title losses.**

Prepared By:
Brian L. Davis
919 Ferncliff Cove
Southaven, MS 38671
601-393-8542
File No. 97-139

REC'D
MAR 1 10 12 AM '97
10 3/4 pg 331

ROBERT D. WILLIAMS AND WIFE, KERRI A. WILLIAMS
GRANTORS,

TO: **WARRANTY DEED**

SHARON DODDROE
GRANTEE.

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, ROBERT D. WILLIAMS AND WIFE, KERRI A. WILLIAMS the undersigned Grantors do hereby sell, convey, and warrant unto the above Grantee, SHARON DODDROE, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 84, Section C, Estates of Hickory Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 47, Pages 27-29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by Robert D. Williams and wife, Kerri A. Williams, in favor of Pulaski Mortgage Company, dated 2/23/96, and recorded in Real Estate Trust Deed Book 820, Page 129, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$93,316.32 and Grantee takes subject to said loan.

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.

Taxes for the current year shall be prorated.

Witness my signature this the 17 day of March, 1997.


ROBERT D. WILLIAMS


KERRI A. WILLIAMS

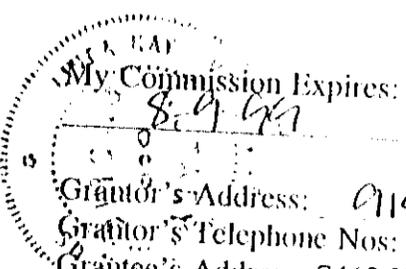
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named ROBERT D. WILLIAMS AND KERRI A. WILLIAMS who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 24th day of March, 1997.

André Bon, Daley

NOTARY



Grantor's Address: 919 J. Ernest Lee Cove, Southaven, MS 38671
Grantor's Telephone Nos: Home: 181-3131 Work: 181-3131
Grantee's Address: 7463 Hickory Estates Drive, Walls, MS 38680
Grantee's Telephone Nos: Home: 181-0214 Work: 601-315-3008