

BK 1311 PG0781

Recording Requested By:
Advanta Mortgage Corp. USA

When Recorded Return To:

Dexter Robbins
1315 GOODMAN RD E
Southaven, MS 38671-9543

STATE MS - DESOTO CO.
APR 9 4 48 PM '01

BK 1311 781
W.C. P.K.

DEED OF RELEASE

Paid Accounts Department #: 11968187 "Robbins" Lender ID: 183/1155001619 De Soto, Mississippi

Document Prepared By: *Emerald Oravec*
Emerald Oravec, 10790 Rancho Bernardo Rd, San Diego, CA 92127 (858)676-3099

KNOW ALL MEN BY THESE PRESENTS that CITIBANK, N.A. BY ADVANTA MORTGAGE CORP. USA, ATTORNEY IN FACT *** holder of a certain Deed of Trust, whose parties, dates and recording information are below, does hereby acknowledge that it has received full payment and satisfaction of the same, and in consideration thereof, does hereby Cancel, Discharge and Reconvey said Deed of Trust, and the estate, title and interest now held by it under said Deed of Trust, without warranty, to the person or persons legally entitled thereto.

Original Trustor (Borrower): DEXTER C. ROBBINS AND WIFE PEGGY S. ROBBINS,
Original Beneficiary (Lender): NOVASTAR MORTGAGE, INC., A VIRGINIA CORPORATION
Original Trustee: TRANSCONTINENTAL TITLE
Date: 07/23/1998 and Recorded 08/19/1998 as Instrument No. N/A Book/Reel/Liber 1027, Page/Folio 0170, in the Records of the County Recorder of DE SOTO County MISSISSIPPI

Property Address: 1315 Goodman Road, Southaven, MS, 38671

IN WITNESS WHEREOF, the undersigned, by the officer duly authorized, has duly executed the foregoing instrument.

***Limited Power of Attorney between Citibank N.A., as Trustee and Chase Manhattan Mortgage Corporation and Limited Power of Attorney between Chase Manhattan Mortgage Corporation and Advanta Mortgage Corp. USA both to be recorded concurrently herewith.

Citibank, N.A. by Advanta Mortgage Corp.
USA, Attorney in Fact ***
On March 27, 2001

By: *Telma Ruiz*
TELMA RUIZ, ASSISTANT SECRETARY

STATE OF California
COUNTY OF San Diego

On March 27, 2001, before me, EMERALD ORAVEC, a Notary Public in and for San Diego County, in the State of California, personally appeared Telma Ruiz, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Emerald Oravec
EMERALD ORAVEC
Notary Expires: 09/08/2004 #1276132



(This area for notarial seal)
Advanta Mortgage Corp USA, 10790 Rancho Bernardo Road, San Diego, CA 92127
DMM-20010327-0005 MSDE SO DE SOTO MS BAT: 14917/11968187 KXMSDOR1