

RETURN TO:
PRESTIGE TITLE, INC.
STEPHEN R. COLSON, ATTY.
6942 AUTUMN OAK DRIVE
BLDG. 6, SUITE A
OLIVE BRANCH, MS 38654
PHONE: (662) 890-5791
FAX: (662) 890-5891
07-06-135H



Subordination Agreement

Return Recorded Document To:
SunTrust Consumer Lending Services
Image Department
P. O. Box 305053
Nashville, TN 37230-5053

THIS SUBORDINATION AGREEMENT, given this 28TH day of JULY, 2006, by and between M&T LENDING MORTGAGE CORPORATION, ("New Lender") and SunTrust Bank, successor by merger to National Bank of Commerce, ("SunTrust").

WITNESSETH

WHEREAS, TODD VAUGHAN AND RAQUEL VAUGHAN ("Owners") are the owners of real property in OLIVE BRANCH County, Mississippi ("the Property") described as:

SEE ATTACHED SCHEDULE (A)

WHEREAS, the Owners, gave SunTrust a Deed to Secure Debt, Deed of Trust or Mortgage dated MARCH 05, 2004 in the amount of \$ 20,000.00 which granted a lien upon the Property which was recorded on MARCH 24, 2004 in Deed, Trust or Official Record Book 1951, Page 23, in the Register's or Clerk's Office for OLIVE BRANCH County, Mississippi ("Security Instrument");

WHEREAS, the Owners desire to obtain a new loan secured by a lien on the Property with New Lender and the Security Instrument prohibits Owner from obtaining another loan secured by the Property without the consent of SunTrust; and

or

WHEREAS, Owners desire to refinance the loan which was secured by a first lien on the Property and as a condition of the refinance, New Lender requires SunTrust to subordinate the lien of its Security Instrument to the lien to be created by New Lender; and

WHEREAS, SunTrust will grant its permission for the new loan secured by the Property if New Lender will confirm the subordinate position of its lien on the Property.

or

WHEREAS, SunTrust has agreed to subordinate the lien on the Property created by its Security Instrument to the lien which will be granted by Owners to the New Lender.

NOW THEREFORE, in consideration of the foregoing and for the express purpose of inducing SunTrust to grant its permission for the New Lender to make the Owners a new loan hereinafter described, New Lender does hereby agree as follows:

or

NOW THEREFORE, in consideration of the foregoing and for the express purpose of inducing New Lender to refinance the first loan for Owners, SunTrust hereby agrees as follows:



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1. New Lender confirms that the loan or line and the lien of SunTrust Bank secured by the lien, as described above, and any and all advances made under or upon this loan or line after this date are hereby superior to its loan. If SunTrust's Security Instrument secures a line of credit and the line is reduced to zero (0.00%) at any time, this subordination shall remain in place and any subsequent advances shall be treated as superior to New Lender's loan and lien. New Lender also confirms that its new loan, dated _____ is subordinate to and made subject to and is inferior to that certain lien upon the Property held by SunTrust.

or

2. SunTrust Bank confirms that its lien secured by the Property, as described above, and any and all advances made under or upon this loan or line after this date are hereby inferior and subordinate to the lien upon the Property, created by the Security Instrument granted or given by Owners to New Lender, up to the original principal balance of \$ 136,000.00 , for the purpose of refinancing the first lien on the Property.

3. Nothing contained herein shall otherwise modify or affect the lien of SunTrust Bank in the Property, except as herein specifically stated.

IN WITNESS WHEREOF, by and through its undersigned officer has affixed its hand and seal hereto on the day and year first above written.

SunTrust Bank

By [Signature] (Seal)
Printed Name: SHELIA W. THOMPSON
Title: OFFICER



COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF RICHMOND, To Wit:

Personally appeared before me, the undersigned authority in and for said city/county and state, on this 28TH day of JULY, 2006 within my jurisdiction, the within named SHELIA W. THOMPSON, who acknowledged that (he/she/they) is OFFICER, of SunTrust Bank, a Georgia banking corporation, and that for and on behalf of the said corporation, and as its act and deed (he/she/they) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
Notary Public
Printed Name: TIJUAN M. FALCON
My Commission Expires: 07/30/07

For Bank Use Only

LTV / APPR