

Return To:

PROFESSIONAL TITLE & ESCROW, LLC
6800 Poplar Ave., Suite 125
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02/14/07 10:02:18
BOOK 2,679 PG 194
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument Prepared By:
Regions Operations Center
Elaine Jackson
565 Marriott Drive
Nashville TN 37214
From information supplied by the Parties.
00004050181213

Index: S. 36, T15., R7W.

SUBORDINATION AGREEMENT

WHEREAS, REGIONS BANK, is the owner and holder of a Note secured by certain original Deed of Trust executed by W. Kirk Purvis, an unmarried man, and Sandy Wilson (Trustee) of record in Book 2421 Page 758, in the Chancery Clerk's Office for Desoto County, Mississippi, conveying certain property as described wherein (the "Regions Bank. Deed of Trust"); and,

WHEREAS, REGIONS BANK, has agreed to subordinate the Regions Bank Deed of Trust in accordance with the terms of this agreement.

NOW THEREFORE, in consideration of the premises, and other good and valuable considerations, the said REGIONS BANK, declares that it is the owner and holder of the Note secured by the Regions Bank Deed of Trust, and agrees that the Regions Bank Deed of Trust shall be subordinate to a certain Deed of Trust to Larry A. Weissman Trustee, of record in Book 2674 Page 431 in the Chancery Clerk's Office for Desoto County, State of Mississippi, (the "Superior Deed of Trust") executed by W. Kirk Purvis & Melissa Purvis dated February 22, 2007 to secure a Note in the amount of Two Hundred Fifty-Two Thousand (\$252,000.00) Dollars, payable to the order of SunTrust Mortgage, Inc., due as set out therein, conveying certain property in Desoto County, Mississippi, described as follows, to wit:

See attached "Exhibit A"

IT IS UNDERSTOOD AND AGREED that this Subordination Agreement covers only the property herein above described and shall be limited to the Superior Deed of Trust to secure the Note as described therein, or any renewals and extensions thereof, (but not increases in the amount secured thereby) and no further or otherwise. Further, it is expressly agreed that the holder of the Note described in the Superior Deed of Trust will give notice to REGIONS BANK, or its successors and assigns, at the address set forth below, of any default under the Superior Deed of Trust and of any sale or other foreclosure action at least 21 days prior to such sale or foreclosure action.

REGIONS BANK
565 Marriott drive
Nashville, TN 37214

IN WITNESS THEREOF, this instrument has been executed on this 14th day of February, 2007.

By: [Signature]
Laurie Johnson
Title: Underwriter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurie Johnson, with whom I am personally acquainted, and who, upon oath, acknowledge herself to be Underwriter of REGIONS BANK, the within bargainor, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as Underwriter.

Witness my hand and official seal on this 14th day of February, 2007.

MY COMMISSION EXPIRES JANUARY 3, 2011
My Commission Expires: _____
Elaine Jackson
Notary Public



Exhibit "A"

Full Legal Description:

LOT 3, SECTION A, WEDGEWOOD, SITUATED IN SECTION 36, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 20, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI BEING THE SAME PROPERTY CONVEYED TO W. KIRK PURVIS BY DEED FROM MARY K. WHARTON ROBERT E. WHARTON, JR. HUSBAND AND WIFE RECORDED 03/21/2005 IN DEED BOOK 495 PAGE 76, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI. TAX ID# 1-07-7-36-02-0-00003-00

Brief Legal Description:

No brief legal description associated with this order.