

INDEXING INSTRUCTIONS: Lot 319, Section A, DeSoto Village Subdivision, situated in Section 34, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi

SUBSTITUTION OF TRUSTEE

WHEREAS, on September 6, 2005, Michael P. Skinner and Christy Machelle Skinner, executed a Deed of Trust to Accurate Title & Escrow, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Kellner Mortgage Investments which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, 17th Judicial District, Mississippi, in Deed of Trust Record Book 2307, Page 638 thereof; describing the following property:

Lot 319, Section A, DeSoto Village Subdivision, situated in Section 34, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Pages 9-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Property Address: 6370 Greenbrook Cove, Horn Lake, MS 38637

Being the same property conveyed to Hazel Parvin, by Quitclaim Deed, from Ricky Parvin, dated 08/22/2001, filed in Book 412, Page 768, in said Register's Office.

See Divorce Decree filed in Cause No. 00-9-1285L in said Register's Office.

Being the same property conveyed to Michael P. Skinner, a married man, from Hazel Parvin, a single person, by Warranty Deed, dated 9/6/05, being recorded simultaneously herewith in the Register's Office of DeSoto County, Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, its successors and assigns. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on

the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute Priority Trustee Services of Mississippi, L.L.C., as Trustee in said Deed of Trust, the said Priority Trustee Services of Mississippi, L.L.C., to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 31 day of May, 2007.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: [Signature]
Its Bethany Hood - VP

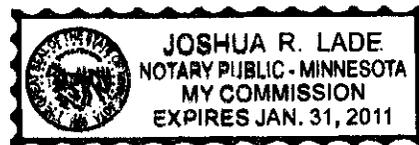
STATE OF Minnesota
COUNTY OF Dakota

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Bethany Hood, known personally to be the VP of the within named, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., and acknowledged to me that (s)he signed and delivered the above and foregoing Substitution of Trustee on behalf of said corporation, after being first duly authorized to do so.

GIVEN UNDER my hand and official seal, this the 31 day of May, 2007.

[Signature]
NOTARY PUBLIC

My Commission Expires: 1-31-11



Prepared by and Return To:
0713701MS
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
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Atlanta, GA 30329
770-234-9181 ext 1525