

INDEXING INSTRUCTIONS: Lot 70, Section B, Magnolia Lakes Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi

SUBSTITUTION OF TRUSTEE

WHEREAS, on July 15, 2005, Jennifer L. Keaton, executed a Deed of Trust to Larry A. Weissman, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc. 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 2275, Page 577 thereof; describing the following property:

Lot 70, Section B, Magnolia Lakes Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 63, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Grantor by Warranty Deed recorded simultaneously herewith, in the office of the Chancery Clerk 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 **SUNTRUST MORTGAGE, 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 25th day of May, 2007.

SUNTRUST MORTGAGE, INC.

By: Roxanne E. Lockett
Roxanne E. Lockett
Its: Assistant Vice President

STATE OF VIRGINIA
CITY OF RICHMOND

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Roxanne E. Lockett, known personally to be the Assistant Vice President of the within named, **SUNTRUST MORTGAGE, 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 25th day of May, 2007.

Vendia M. W.
NOTARY PUBLIC

My Commission Expires:
May 31, 2009

Prepared by and Return To:
0712714MS
PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
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