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INDEXING INSTRUCTIONS: Lot 1247, Section C, De Soto Village Subdivision, Section 33, Township 1 South, Range 8 West, De Soto County, Mississippi

SUBSTITUTION OF TRUSTEE

WHEREAS, on November 29, 2006, Paul A. Starkie, Jr., executed a Deed of Trust to Stroud & Harper, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for FMF Capital LLC 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 2,621, Page 1 thereof; describing the following property:

Lot 1247, Section C, South DeSoto Village Subdivision, as situated in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, Pages 3-8, 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 the said Federal National Mortgage Association, 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 **NATIONWIDE TRUSTEE SERVICES, INC.**, as Trustee in said Deed of Trust, the said **NATIONWIDE TRUSTEE SERVICES, INC.**, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

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IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 28 day of December, 2007.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FMF CAPITAL LLC

By: [Signature]
Its John Kerr, Vice President

STATE OF Pennsylvania
COUNTY OF Montgomery County

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, John Kerr, known personally to be the Vice-President of the within named, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FMF CAPITAL LLC, 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 28 day of December, 2007.

[Signature]
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Aixa M. Torres, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Aug. 3, 2010
Member, Pennsylvania Association of Notaries

Prepared by and Return To:
0712406MS
NATIONWIDE TRUSTEE SERVICES, INC.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181 ext 1502