

INDEXING INSTRUCTIONS:

SUBSTITUTION OF TRUSTEE

WHEREAS, on March 23, 2007, Joseph A. Sims and Phoebe Y. Sims, executed a Deed of Trust to Lem Adams, III, Trustee for the use and benefit of Mortgage Electronics 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 2691, Page 71 thereof; describing the following property:

LOT 327, SECTION "C", BUENA VISTA LAKES SUBDIVISION, SITUATED IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 18, IN THE CHANCERY CLERK'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 **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 **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.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this 31st day of January, 2008.

SUNTRUST MORTGAGE INC.

By: Rebecca W. Shaia
Name: Rebecca W. Shaia
Its: Assistant Vice President

STATE OF VIRGINIA
CITY OF RICHMOND

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Rebecca W. Shaia, 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 31st day of January, 2008.

Kent Stanciel
NOTARY PUBLIC

My Commission Expires:
2-29-2008
#229997

Prepared by and Return To:
0800423MS
NATIONWIDE TRUSTEE SERVICES, INC.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181 ext 1120

