

ROBERT Q. WHITWELL, TRUSTEE,  
GRANTOR

TO

TRUSTEE'S DEED

GRENADA BANK at its banking  
house in Southaven,  
GRANTEE

This instrument is made and entered into on this the 30th day of October, 1981, by and between Robert Q. Whitwell, Trustee party of the first part, and The Grenada Bank at its banking house in Southaven, Mississippi.

WHEREAS, Larry E. Paylor, executed a Deed of Trust to Robert Q. Whitwell, as Trustee, for the benefit of Grenada Bank, at its banking house in Southaven, Mississippi, to secure an indebtedness described therein, dated April 24, 1981, filed for record at 11:30 o'clock A.M. on April 28, 1981, and recorded on April 28, 1981, in Real Estate Trust Deed Book 272 at Page 120 in the office of the Chancery Court Clerk of DeSoto County, Mississippi; and

WHEREAS, the said Grenada Bank, at its banking house in Southaven, Mississippi, as authorized in the provisions of said Deed of Trust, vest the said Robert Q. Whitwell, as Trustee, with all rights and privileges under the terms of said Deed of Trust;

WHEREAS, default was made in the payment of the indebtedness described in said Deed of Trust according to the terms and provisions thereof, and the Trustee believed that the property described in said Deed of Trust was endangered as security for said debt and having been requested by the owners and holder of the said deed of trust to sell said property on Thursday, October 29, 1981, between the legal hours of 11:00 o'clock A.M. and 4:00 o'clock P.M., at the east door of the courthouse in Hernando, DeSoto County, Mississippi, and said Trustee did offer for sale at public outcry and auction and did sell said property to the Grenada Bank at its banking house in Southaven, Mississippi, being the highest and best bidders for cash, and for the sum of Thirty-Three Thousand Three Hundred Fifty-Five Dollars and Seventy-Five Cents (\$33,355.75) plus attorney's fees, publication costs and recording fee, the lands mentioned in the said Deed of Trust located and situated in DeSoto County, Mississippi, together with all improvements and appurtenances located thereon. The properties secured under this Deed of Trust were offered at the sale by tracts first and then by the entirety, and the aggregate of the bids on the latter did not exceed the total of the bids as tracts. The following is the bid amount and description of the properties conveyed to-wit:

TRACT 1: Lot 570, Section C, Revised Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 11, Pages 13 and 14, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Subject to a first Deed of Trust in favor of David T. Skinner, as Trustee for Lumberman's Investment Corporation, dated October 6, 1978, and recorded in Book 235, Page 55, in the aforesaid Office. (The bid amount for TRACT 1 was \$11,674.51)

TRACT II: Lot 527, Section B, South One-Half in Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, as shown on the plat appearing of record in Plat Book 8, pages 16-21, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Subject to a first Deed of Trust in favor of Delta Title Company as Trustee for National Mortgage Company, dated March 27, 1972, and recorded in Book 140, Page 438, being assigned to Federal National Mortgage Association on April 13, 1972, recorded in Book 140, Page 616, being assigned to National Mortgage Company, on September 26, 1972, recorded in Book 151, Page 267 and being assigned to Philadelphia Saving Fund Society on December 7, 1972, recorded in Book 151, Page 391, such assignment being corrected to add the corporate seal of National Mortgage Company recorded on December 19, 1972, in Book 151, Page 597, in the aforesaid Office. (The bid for TRACT II was \$11,007.40.)

TRACT III: Lot 1568, Section E, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per revised plat thereof recorded in Plat Book 3, Pages 27 and 28, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Subject to a first Deed of Trust in favor of John Land McDavid, as Trustee for Bailey Mortgage Company, dated November 2, 1976, recorded in Book 205, Page 537, and being assigned to Security Savings and Loan Association, on October 31, 1979, recorded in Book 251, Page 690, and in favor of D. B. Bridgforth as Substitute Trustee, by virtue of an Appointment of Record executed January 14, 1981, recorded in Book 268, Page 373, in the aforesaid office. (TRACT III was sold for a bid of \$10,673.84.)

A time, terms and places of the sale were duly advertised for three (3) consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, proof of publication being attached hereto and made a part hereof as Exhibit "A" as if set out herein in words and figures, and by posting a Notice of said Sale upon the bulletin board in the Chancery Clerk's Office on the 8th day of October, 1981, and said notice remained posted on said bulletin board until the date of the sale of the hereinabove described lands, being Thursday, October 29, 1981.

That the party of the second part purchased the said hereinabove described property at a price for TRACT I of \$11,674.51; for TRACT II \$11,007.40; and for TRACT III \$10,673.84 for a total aggregate amount of \$33,355.75 plus \$1,500.00 attorney's fees, \$100.40 publication fee and \$4.00 recording fee, this being the highest and best bid, and the undersigned Trustee applied said sum to the indebtedness secured by the aforementioned Deed of Trust and struck off the said property for said price.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and payment of the total sum of \$33,355.75 to me, by the party of the second part, the receipt of which is hereby acknowledged, I, ROBERT Q. WHITWELL, TRUSTEE, do hereby SELL, CONVEY AND DELIVER unto the The Grenada Bank, at its banking house at Southaven, Mississippi, the lands hereinabove described, together with all improvements and appurtenances located and situated thereon, being located and situated in DeSoto County, Mississippi, subject to the Deeds of Trust described on each lot therein;

To have and to hold the hereinabove described real estate, together with all improvements and appurtenances located and situated thereon, and to the party of the second part, their heirs, and assigns in fee simple, forever, and in bar of all right of equity and redemption.

This conveyance is subject to those certain first mortgage Deeds of Trust mentioned after each description and tract and the Trustee does hereby transfer, assign and set over unto the party of the second part all of the covenants and warranties contained in the aforesaid Deed of Trust foreclosed, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise.

WITNESS MY SIGNATURE on this the 30th day of October, 1981.

*Robert Q. Whitwell*  
ROBERT Q. WHITWELL, TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO:

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named ROBERT Q. WHITWELL, who did acknowledge to me that he signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 30th day of October, 1981.

*Jay Barnett*  
NOTARY PUBLIC



(SEAL)  
My Commission Expires:  
My Commission Expires Nov. 30, 1982

Grantor's Address: P. O. Box 188, Southaven, MS 38671  
Grantee's Address: P. O. Box 169, Southaven, MS 38671

037

**PROOF OF PUBLICATION**

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, Colleen Davis who states on oath that 5 he is the Clerk of the DeSoto Times, a newspaper published and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

TRUSTEE'S NOTICE OF SALE

WHEREAS, Larry E. Paylor, executed a Deed of Trust to Robert O. Whitwell, as Trustee, for the benefit of Grenada Bank, at its banking house in Southaven, Mississippi, to secure an indebtedness described therein, dated April 24, 1981, filed for record at 10:30 o'clock a.m. on April 28, 1981, and recorded on April 28, 1981, in Real Estate Trust Deed Book Number 272, Page 120, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi; and

WHEREAS, default has been made in the payment of said indebtedness according to the terms of said Deed of Trust and I have been directed by the beneficiary, the lawful owner and holder of the said indebtedness, to foreclose said Deed of Trust according to its terms.

THEREFORE, Notice is hereby given that I, Robert O. Whitwell, a Trustee, will, on Thursday, October 29, 1981, offer for sale and sell at public auction, to the highest bidder for cash, at the East door of the Courthouse in Hernando, DeSoto County, Mississippi, within legal hours, being between 11:00 o'clock a.m. and 4:00 o'clock p.m., the real property together with all improvements and appurtenances located thereon, conveyed by said Deed of Trust, described as follows:

TRACT I: Lot 570, Section C, Revised, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 11, Page 13 and 14, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned will convey and sell only such title in which is vested as Trustee and the purchaser thereof, will take the above described property, subject to a first Deed of Trust in the favor of David T. Skinner, as Trustee for Lumberman's Investment Corporation, dated October 6, 1978, and recorded in Book 235, Page 55, in the aforesaid office; and

TRACT II: Lot 527, Section B, South One-Half in Section East of Cow Pen Creek, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, as shown on the plat appearing of record in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 86 on the 8th day of Oct., 1981  
Volume No. 86 on the 15th day of Oct., 1981  
Volume No. 86 on the 22nd day of Oct., 1981  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Callene Davis, Clerk  
(Title)

Sworn to and subscribed before me, this the 23rd day of October, 1981

MY COMMISSION EXPIRES  
MARCH 24, 1983

Sarah J. Beckman  
By Notary Public

Fees of DeSoto Times, Publisher

- A. Publishing 1 first insertion 820 words @ .06
- B. 2 subsequent insertions 820 words @ .03
- C. Making proof of publication and depositing to same

\$	49	20
\$	49	20
	2	00
TOTAL PUBLISHER'S FEE		\$100.40

The undersigned will convey and sell only such title in which he is vested as Trustee and the purchaser thereof, will take the above described property, subject to a first deed of Trust in the favor of Delta Title Company as Trustee for National Mortgage Company, dated March 27, 1972, and recorded in Book 140, Page 438, being assigned to Federal National Mortgage Association, on April 13, 1972, recorded in Book 140, Page 616, being assigned to National Mortgage Company, on September 26, 1972, recorded in Book 151, Page 267 and being assigned to the Philadelphia Saving Fund Society on December 7, 1972, recorded in Book 151, Page 391; such assignment being corrected to add the corporate seal of National Mortgage Company recorded on December 19, 1972, in Book 151, Page 597, in the aforesaid Office; and

TRACT III: Lot 1568, Section E, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per revised plat thereof recorded in Plat Book 3, Pages 27 and 28, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned will convey and sell only such title in which he is vested as Trustee and the purchaser thereof, will take the above described property, subject to a first Deed of Trust, in favor of John Land McDavid, as Trustee, for Bailey Mortgage Company, dated November 2, 1976, recorded in Book 205, Page 537, and being assigned to Security Savings and Loan Association, on October 31, 1979, recorded in Book 251, Page 690; and in favor of D.B. Bridgforth as Substitute Trustee, by virtue of an Appointment of Record executed January 14, 1981, recorded in Book 268, Page 373, in the aforesaid office.

WITNESS the signature of the Trustee, on this the 6th day of October, 1981.

Robert O. Whitwell, Trustee

STATE OF MISSISSIPPI, DESOTO COUNTY  
I certify that the within instrument was filed for record at 3 o'clock 05 minutes P.M. 4 day of Nov. 1981, and that the same has been recorded in Book 156 Page 357 records of WARRANTY DEEDS of said County. 1981.  
Witness my hand and seal this the 5 day of Nov.  
H. M. [Signature] Clerk

Oct. 8, 15, 22, 1981