

GEORGE S. MCINGVALE, SUBSTITUTED TRUSTEE, GRANTOR)
)
 TO) SUBSTITUTED
) TRUSTEE'S DEED
)
 BANK OF MISSISSIPPI, A MISSISSIPPI CHARTERED)
 BANKING CORPORATION, DOMICILED IN TUPELO,)
 MISSISSIPPI, GRANTEE)

WHEREAS, on the 9th day of April, 1980, C. F. ARNWINE, JR., and wife, MARY ANN ARNWINE, executed a Deed of Trust to WILLIAM W. BALLARD, Trustee for the benefit of THE SECURITY BANK (now BANK OF MISSISSIPPI), which Deed of Trust is recorded in Trust Deed Book 257, at page 663, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, the said BANK OF MISSISSIPPI, pursuant to authority contained in said instrument dated April 9, 1980, did appoint and substitute GEORGE S. MCINGVALE as Trustee instead of William W. Ballard named in said Deed of Trust, with said appointment of substituted Trustee dated February 28, 1983, being of record in Real Estate Trust Deed Book 293, at page 457, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land in accordance with the terms of said Deed of Trust,

THEREFORE, in consideration of the premises, GEORGE S. MCINGVALE, Substituted Trustee, did pursuant to said request on the 15th day of April, 1983, within legal hours, at the East or front door of the Courthouse in the Town of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to BANK OF MISSISSIPPI, A MISSISSIPPI CHARTERED BANKING CORPORATION, DOMICILED IN TUPELO, MISSISSIPPI, it being the highest and best bidder for cash, at and for the sum of FIFTY-THREE THOUSAND THREE HUNDRED FORTY TWO &

15/100 (\$ 53,342.15), the land mentioned in said Deed of Trust and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SITUATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3, RANGE 8 WEST, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI:
 Begin at a stake in the West boundary line of Federal Highway #51 at a certain point which is the Southeast corner of the three acre tract of land conveyed by W. H. Harris to L. D. Hamric by deed of date June 6, 1936, of record in Book 25, Page 176, of the deed records of said County, thence West along the South line of said three acre tract 8 chains, 31 links to a stake in the center of old Highway #51; thence South along the center line of said old Highway #51 3 chains 77 links; thence East 7 chains, 60 links to the West line of the right of way of Federal New Highway #51; thence North along the West right of way of said New Highway #51 3 chains 77 links to the beginning, and containing three (3) acres, more or less, and being a part of the lands conveyed by W. H. Harris to E. C. Droke and wife, Leola M. Droke, by warranty deed of date February 20, 1937, of record in Book 26, Page 86, of the deed records of said county; and being the same lands conveyed by E. C. Droke and wife, Leola M. Droke, to M. C. Whitten, Sr., and wife, Mallie

B. Whitten, by warranty deed of date July 18, 1956, of record in Book 43, page 186, of the land records of DeSoto County, Mississippi; and being the same land described in that certain deed of date October 2, 1965, of record in Book 63, Page 317, of the land records of DeSoto County, Mississippi, and includes the lots conveyed by deed of date March 25, 1966, of record in Book 65, Page 209, of the records of Warranty Deeds of DeSoto County, Mississippi. LESS AND EXCEPT (1) those lands conveyed by deed of record in Deed Book 35, at page 479, of the land records of DeSoto County, Mississippi, to which instrument reference is hereby made; (2) those lands conveyed by deed of record in Deed Book 89, at page 741, to which instrument reference is hereby made; (3) those lands conveyed by deed of record in Deed Book 118, at page 135, to which instrument reference is hereby made; (4) those lands conveyed by deed of record in Book 136, at page 275, to which instrument reference is hereby made, all of which being recorded in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

The time, terms and place of sale were duly advertised for 4 consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting a notice of said sale upon the bulletin board of the Courthouse in said county on the 24th day of March, 1983, and said notice remained upon said bulletin board until the date of the sale of said land, to-wit: April 15, 1983.

The proceeds of sale were distributed by me as follows:

<u>DeSoto Times</u> , publication fees	\$137.65
H. G. Ferguson, Recording Fees	4.50
George S. McIngvale, Substituted Trustee's fee	<u>200.00</u>
	\$342.15

and the balance remaining in my hands was paid to BANK OF MISSISSIPPI to apply on the indebtedness due it by G. F. Arnwine, Jr., and wife, Mary Ann Arnwine.

THEREFORE, in consideration of the premises and the payment to me of said sum of FIFTY-THREE THOUSAND THREE HUNDRED FORTY TWO & 15/100 (\$ 53,342.15) by the said BANK OF MISSISSIPPI, the receipt of which is hereby acknowledged, I, GEORGE S. MCINGVALE, Substituted Trustee, do hereby sell and convey to BANK OF MISSISSIPPI, A MISSISSIPPI CHARTERED BANKING CORPORATION, DOMICILED IN TUPELO, MISSISSIPPI, the land hereinbefore described.

WITNESS my signature, this the 15th day of April, 1983.

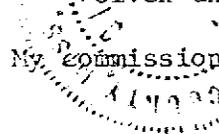
George S. McIngvale

GEORGE S. MCINGVALE, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, the within named George S. McIngvale, Substituted Trustee, who acknowledged that he signed and delivered the above and foregoing Substituted Trustee's Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the ^{15th} day of April, 1983.

My commission expires: 8/6/86


Lamine S. McIngvale

NOTARY PUBLIC

GRANTOR:
25 Caffey Street
Hernando, MS 38632

GRANTEE:
Center Street
Hernando, MS 38632

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

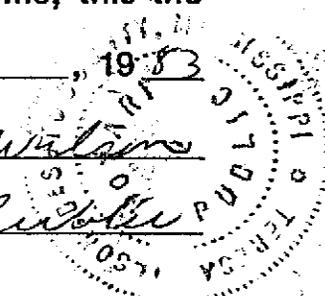
Personally appeared before me the undersigned authority in and for said County and State, Collene Davis who states on oath that she is the Clerk of the DeSoto Times, a newspaper published and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

- Volume No. 88 on the 24th day of March, 19 83
- Volume No. 88 on the 31st day of March, 19 83
- Volume No. 88 on the 7th day of April, 19 83
- Volume No. 88 on the 14th day of April, 19 83
- Volume No. _____ on the _____ day of _____, 19 _____

Collene Davis, Clerk
(Title)

Sworn to and subscribed before me, this the 18th day of April, 19 83

Anna C. Williams
Notary Public



By _____

My Commission Expires 12-9-86

Fees of DeSoto Times, Publisher

A. Publishing	<u>1</u> first insertion	<u>911</u> words @ .06	\$ <u>54.66</u>
B.	<u>3</u> subsequent insertions	_____ words @ .03	\$ <u>81.99</u>
C.	Making proof of publication and depositing to same		\$ <u>1.00</u>
TOTAL PUBLISHER'S FEE			\$ <u>137.65</u>

NOTICE OF SUBSTITUTED TRUSTEE'S SALE
 WHEREAS, on the 9th day of April, 1980, G.F. ARNwine, Jr. and wife, MARY ANN ARNwine, executed a Deed of Trust to WILLIAM W. BALLARD, Trustee for the benefit of THE SECURITY BANK, (now BANK OF MISSISSIPPI), which Deed of Trust is recorded in Trust Deed Book 257, at page 683, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, the said BANK OF MISSISSIPPI, pursuant to authority contained in said instrument dated April 9, 1980, did appoint and substitute as Trustee instead of William W. Ballard named in said Deed of Trust, with said appointment of substituted Trustee dated February 28, 1983, being of record in Real Estate Trust Deed Book 233, at page 457, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land in accordance with the terms of said Deed of Trust,

NOW, THEREFORE, Substituted Trustee under the authority conferred upon me, in said Deed of Trust, will on

Friday, April 15, 1983, offer for sale at public outcry and sell within legal hours at the East door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the land in DeSoto County, Mississippi, described as follows:

SITUATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3, RANGE 8 WEST, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI:

Begin at a stake in the West boundary line of Federal Highway #51 at a certain point which is the Southeast corner of the three acre tract of land conveyed by deed of date June 8, 1938, of record in Book 25, Page 176, of the deed records of said County, thence West along the South line of said three acre tract 8 chains, 31 links to a stake in the center of old Highway #51; thence South along the center line of said old Highway #51 3 chains 77 links; thence East 7 chains 60 links to the West line of the right of way of Federal New Highway #51; thence North along the West right of way of said New Highway #51 3 chains 17 links to the beginning and containing three (3) acres, more or less, and being a part of the lands conveyed by W.H. Harris to E.C. Droke and wife, Leola M. Droke by warranty deed of date February 20, 1937, of record in Book 26, Page 88, and being the same lands conveyed by E.C. Droke and wife, Leola M. Droke, to M.C. Whitten, Sr. and wife, Maillie B. Whitten, Sr. by warranty deed of date July 18, 1956, of record in Book 43, Page 186, of the land records of DeSoto County, Mississippi; and being the same land described in that certain deed of date October 2, 1965, of record in Book 63, Page 317, of the land records of DeSoto County, Mississippi, and includes March 25, 1966, of record in Book 65, Page 209, of the records of Warranty Deeds of DeSoto County, Mississippi, LESS AND EXCEPT (1) those lands conveyed by deed of record in Deed Book 25, at page 479, of the land records of DeSoto County, Mississippi, to which instrument reference is hereby made; (2) those lands conveyed by deed of record in Deed Book 89, at page 741, to which instrument reference is hereby made; (3) those lands which hereby made; (4) those lands conveyed by deed of record in Deed Book 118, at Page 135, to which instrument reference is hereby made; (5) those lands conveyed by deed of record in Book 136, at page 275, to which instrument reference is hereby made, all of which being recorded in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

I will sell and convey only such title as is vested in me as Substituted Trustee.
 WITNESS my signature, this the 24th day of March, 1983.
 GEORGE S. MCINGVALE
 Substituted Trustee

March 24, 31, April 7, 14, 1983

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 15 minutes AM 22 day of April 1983, and that the same has been recorded in Book 164 Page 317 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 26th day of April 1983.
 F. S. 450 pd. J. H. Stinson CLERK