

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on the 7th day of March, 1975, there was executed by Andrew R. Munns and wife, Norma C. Munns, to Stuart Robinson, Trustee for the benefit of Bankers Trust Savings and Loan Association, a certain deed of trust which is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 183 at Page 651 thereof, which deed of trust secures the payment of an indebtedness therein described; and,

WHEREAS, on the 30th day of June, 1977, Bankers Trust Savings and Loan Association became known as Depositors Savings Association, a Mississippi corporation, by Charter Amendment filed in the office of the Secretary of State of the State of Mississippi; and,

WHEREAS, said deed of trust authorized the appointment and substitution of another Trustee in the place of the Trustee named in the deed of trust and Depositors Savings Association appointed E. Frank Goodman as Substituted Trustee in the place of Stuart Robinson by instrument dated the 27th day of December, 1982, and of record in Book 291 at Page 426 of the aforesaid records; and,

WHEREAS, default was made in the payment of said indebtedness as it fell due; and,

WHEREAS, Depositors Savings Association, the beneficiary thereof, has exercised the option in such case provided and has declared the entire unpaid balance of said indebtedness immediately due and payable, and has directed the undersigned Substituted Trustee in said deed of trust to execute the same by sale of the property therein described in accordance with the terms and provisions thereof, for the purpose of raising said sum so secured and unpaid, together with the expenses of selling same, including Trustee's and Attorney's fees; and,

WHEREAS, the undersigned in accordance with the terms of said deed of trust as aforesaid and the laws of the State of Mississippi, did advertise said sale by publication in the DeSoto Times, a newspaper published in the City of Hernando, County of DeSoto, State of Mississippi, on the following dates, to-wit:

January 27, 1983
 February 3, 1983
 February 10, 1983
 February 17, 1983

and by posting a copy of said Notice in the proper place in the DeSoto County Courthouse at Hernando, Mississippi, for the term required by law and by the terms of the deed of trust aforesaid; and,

WHEREAS, said Notice fixed the 18th day of February, 1983, as the date of sale, and the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi, as the place of sale, and between the hours of 11:00 a.m. and 4:00 p.m., being within legal hours, as the time of sale, and at public outcry to the highest and best bidder for cash as the terms of sale; and,

WHEREAS, on the date mentioned and at the place mentioned and between the hours of 11:00 a.m. and 4:00 p.m., being within legal hours, the undersigned did offer for sale and sell for cash at public outcry to the highest and best bidder for cash the property hereinafter described, and then and there the United States of America acting through the Farmer's Home Administration, United States Department of Agriculture bid the sum of Forty-Eight Thousand Nine Hundred Sixty-One Dollars (\$48,961.00) for said property, which was the highest and best bid therefor; and,

WHEREUPON, the United States of America acting through the Farmer's Home Administration, United States Department of Agriculture was declared the purchaser of the property for the sum of Forty-Eight Thousand Nine Hundred Sixty-One Dollars (\$48,961.00);

NOW THEREFORE, in consideration of the sum of Forty-Eight Thousand Nine Hundred Sixty-One Dollars (\$48,961.00), the receipt of which is hereby acknowledged, I, E. Frank Goodman, Substituted Trustee, by these presents do hereby sell and convey the following described land and property, lying and being situated in DeSoto County, Mississippi, to the United States of America acting through the Farmer's Home Administration, United States Department of Agriculture, to-wit:

5 acres more or less situated in the NE 1/4 of Section 27, Township 2, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows:

Beginning at the NW Corner of Otho Munns 160 acre tract as described in Deed Book 32 at Page 399, Chancery Clerk's office, DeSoto County, Mississippi, said point also being the NW Corner of the NE 1/4 of said Section 27, Township 2, Range 6, said point being in the road right of way; thence run East 200 feet to a point; thence run South 1070 feet to a point; thence run West 200 feet to a point; thence run North 1070 feet to the point of beginning and containing 5.0 acres and being the same property conveyed to Andrew Ray Munns as shown by deeds of record in Deed Book 99 at Page 273 and Deed Book 108 at Page 181, Land Deed Records, DeSoto County, Mississippi.

This sale is made by me as Substituted Trustee only, and without warranty of any kind whatsoever.

WITNESS MY SIGNATURE, on this the 15th day of March, 1983.



E. Frank Goodman, Substituted Trustee

E. Frank Goodman
P.O. Box 918
Jackson, MS 39205
(601) 354-0521

