

GEORGE S. MCINGVALE, Substituted Trustee, GRANTOR

TO: SUBSTITUTED TRUSTEE'S DEED

J. D. POUNDERS, ET AL, GRANTEES

WHEREAS, on the 21st day of July, 1989, EDWARD G. MCLEAN and wife, MICHELLE F. MCLEAN, executed a Deed of Trust to WILLIAM H. AUSTIN, JR., Trustee for the benefit of J. D. POUNDERS, CHARLIE R. POUNDERS, & VERA P. WHITTEN, which Deed of Trust is recorded in Trust Deed Book 479, at page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN, pursuant to authority contained in said instrument dated July 21, 1989, did appoint and substitute GEORGE S. MCINGVALE as Trustee instead of WILLIAM H. AUSTIN, JR., named in said Deed of Trust, with said Appointment of Substituted Trustee dated December 4, 1989, being of record in Trust Deed Book 493, at page 97, 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, I, GEORGE S. MCINGVALE, Substituted Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, did on Friday, February 2, 1990, 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 J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN, they being the highest and best bidder for cash, at and for the sum of \$40,316.04, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lying and being situated in Section 16, Township 3 South, Range 9 West, Beginning at a point at the southeast corner of a lot sold by A. L. Emerson to Gilly Wallace said point being 437.5 feet more or less, south of the northeast corner of Section 16, at an established fence line and running from said beginning, south 122.5 yards; west 70 yards; north 122.5 yards; east 70 yards to the beginning, containing 1-3/4 acres, more or less. Also, the following described land situated in Section 16, Township 3, Range 9, DeSoto County, Mississippi, described as beginning at a point 210 feet west of a point on the east section line, which point on the east section line is 442.5 feet south of the northeast corner of Section 16, Township 3, Range 9; and from said point of beginning, running west 265 feet; thence south 367.5 feet; thence east 265 feet; thence north 367.5 feet to the beginning, containing 2.23 acres, more or less, and being the same lands conveyed to A. B. Browning and wife, James P. Tipton, et al, by deed dated November 8, 1954 of record in book 40, at page 604, the interest of the said A. B. Browning in said lands being devised to his wife by and under the terms and provisions of his Last Will and Testament of record in book 6, page 402, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT: a 0.70 acre tract as conveyed by Deed of record in Deed Book 168, page 239.

LESS AND EXCEPT: a 1.00 acre tract as conveyed by Deed of record in deed book 90, page 281.

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 January 11, 1990, and said notice remaining upon said bulletin board until the date of the sale of said lands, to-wit: February 2, 1990.

THEREFORE, in consideration of the premises and the payment to me of said sum of \$40,316.04, by the said J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN, the receipt of which is hereby acknowledged, I, GEORGE S. MCINGVALE, Substituted Trustee, do hereby sell and convey to J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN the land hereinbefore described.

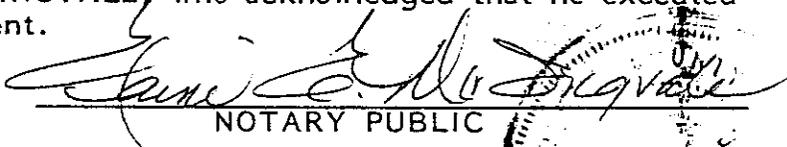
WITNESS MY SIGNATURE, this the 2nd day of February, 1990.

  
\_\_\_\_\_  
GEORGE S. MCINGVALE, Substituted Trustee

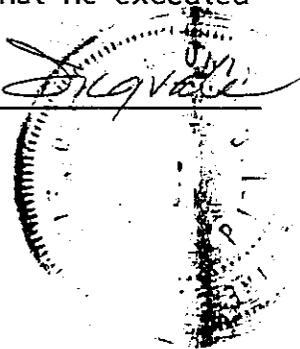
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this 2nd day of February, 1990, within my jurisdiction, the within named GEORGE S. MCINGVALE, who acknowledged that he executed the above and foregoing instrument.

My commission expires: 5/6/90

  
\_\_\_\_\_  
NOTARY PUBLIC

GRANTOR: 22 West Street, Hernando, MS 38632  
OFF #368-4431; HM #: na  
GRANTEE: c/o 308 Northview, Hernando, MS 38632  
OFF #: 368-5251 HM #: 368-6691



Prepared by and return to:  
GEORGE S. MCINGVALE  
22 West Street, Hernando, MS 38632  
87-168

PROOF OF PUBLICATION RECORDED 26-90  
DEED BOOK 222out  
PAGE 611  
W.E. DAVIS CH.OLK.

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, James Richardson who states on oath that 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 4 consecutive times, as follows, to-wit:

**NOTICE OF TRUSTEE'S SALE**  
WHEREAS, on the 21st day of July, 1989, EDWARD G. MCLEAN and wife, MICHELLE F. MCLEAN, executed a Deed of Trust to WILLIAM H. AUSTIN, JR., Trustee for the benefit of J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN, which Deed of Trust is recorded in Trust Deed Book 479, at page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi, and,

WHEREAS, J. D. POUNDERS, CHARLIE R. POUNDERS & VERA P. WHITTEN, pursuant to authority contained in said instrument dated July 21, 1989, did appoint and substitute GEORGE S. MCINGVALE as Trustee instead of WILLIAM H. AUSTIN, JR., named in said Deed of Trust, with said Appointment of Substituted Trustee dated December 4, 1989, being of record in Trust Deed Book 493, at page 97, 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, I, GEORGE S. MCINGVALE, Substituted Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will on

Volume No. 95 on the 11<sup>th</sup> day of Jan, 1990

Volume No. 95 on the 18<sup>th</sup> day of Jan, 1990

Volume No. 95 on the 25<sup>th</sup> day of Jan, 1990

Volume No. 95 on the 1<sup>st</sup> day of Feb, 1990

Volume No.        on the        day of       , 19      

James Richardson  
(Title)

Sworn to and subscribed before me, this the

1<sup>st</sup> day of Feb, 1990

By Luwanda Pinkerby  
My Commission Expires June 30, 1993

Friday, February 2, 1990.  
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 lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lying and being situated in Section 16, Township 3 South, Range 9 West, Beginning at a point at the southeast corner of a lot sold by A. L. Emerson to Gilly Wallace said point being 437.5 feet more or less, south of the northeast corner of Section 16, at an established fence line and running from said beginning, south 122.5 yards; west 70 yards; north 122.5 yards; east 70 yards to the beginning; containing 1-3/4 acres, more or less. Also, the following described land situated in Section 16, Township 3, Range 9, DeSoto County, Mississippi, described as beginning at a point 210 feet west of a point on the east section line, which point on the east section line is 442.5 feet south of the northeast corner of Section 16, Township 3, Range 9; and from said point of beginning, running west 265 feet; thence south 367.5 feet; thence east 265 feet; thence north 367.5 feet to the beginning, containing 2.23 acres, more or less, and being the same lands conveyed to A. B. Browning and wife, James P. Tipton, et al, by deed dated November 8, 1954 of record in book 40, at page 604, the interest of the said A. B. Browning in said lands being devised to his wife by and under the terms and provisions of his Last Will and Testament of record in book 6, page 402, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT: a 0.70 acre tract as conveyed by Deed of record in Deed Book 168, page 239.

LESS AND EXCEPT: a 1.00 acre tract as conveyed by Deed of record in deed book 90, page 281.

I will sell and convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 11th day of January, 1990.

GEORGE S. MCINGVALE  
Substituted Trustee

lishing 1 first insertion 562 words @ .08 \$ 44.96  
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ing proof of publication and depositing to same \$ 1.00

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