

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUCCESSOR/SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of April, 1989, Randall S. Kitchens and wife, Tina R. Kitchens executed and delivered a deed of trust to Thomas F. Baker, IV, Trustee, for the use and benefit of First Tennessee Bank National Association, covering property hereinafter described, and securing an indebtedness therein mentioned, which deed of trust is duly recorded in Trust Deed Book 469, page 462, of the land records of DeSoto County, Mississippi; and

WHEREAS, on the 19th day of May, 1989, said First Tennessee Bank National Association, subsequently assigned said deed of trust to Government National Mortgage Association by instrument recorded in Book 473, page 4 in the land records of DeSoto County, Mississippi; and

WHEREAS, on the 26th day of March, 1992, said Government National Mortgage Association subsequently assigned said deed of trust to First Tennessee Bank National Association by instrument recorded in Book 579, page 285, in the land records of DeSoto County, Mississippi; and

WHEREAS, on the 19th day of February, 1992, the said First Tennessee Bank National Association designated and appointed Robert B. Prather as Successor/Substitute Trustee in said deed of trust in the place and stead of the Trustee named therein, by instrument duly recorded in Book 575, page 209 and re-recorded in Book 579, page 286, of the land records of DeSoto County, Mississippi, prior to the first publication and posting of the notice; and

WHEREAS, default has been made in the payment of the indebtedness secured by said deed of trust, and the said Successor/Substitute Trustee was requested by the owner and holder thereof to foreclose the above described deed of trust and to sell the real estate covering same for collection of said indebtedness; and

WHEREAS, said Successor/Substitute Trustee did on the 28th day of April, 1992, give notice in the manner and form required by law that said real estate described in said deed of trust and

hereinafter described would be offered for sale and would be sold to the highest and best bidder for cash at the front door of the courthouse in DeSoto County, Mississippi, within legal hours between 11:00 o'clock a.m. and 4:00 o'clock p.m. on the 28th day of May, 1992, and after having posted said notice at the courthouse of DeSoto County, Mississippi, as required by law, and having been published in DeSoto Times, a newspaper having a general circulation therein, on May 6, 1992, May 13, 1992, May 20, 1992, and May 27, 1992, as shown by proof of publication attached hereto and marked Exhibit A, and considered to be a part of this conveyance as fully as if copied herein; and

WHEREAS, said default continued and pursuant to said notice, said property was offered for sale at the time and place set forth above, and in the manner prescribed in said notice of foreclosure sale when and where First Tennessee Bank National Association became the highest and best bidder for cash thereof, having bid the sum of \$ 48,879.58, said property was struck off by me to the said First Tennessee Bank National Association.

NOW, THEREFORE, for and in consideration of the sum of \$ 48,879.58, cash in hand paid by First Tennessee Bank National Association, the receipt and sufficiency of all of which is hereby acknowledged, I, ROBERT B. PRATHER, SUCCESSOR/SUBSTITUTE TRUSTEE, do hereby grant, bargain, sell and convey unto the First Tennessee Bank National Association, the following described property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Lot 567, Section B, South 1/2, DeSoto Village Subdivision, on Sections 33 and 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point in the northeast line of Tulane Road, said point being a common corner of Lots 568 and 567; thence southeastwardly along said northeast line a distance of 70.0 feet to a corner of Lot 566; thence northeastwardly along the line dividing Lots 566 and 567 a distance of 150.0 feet to a point in Lot 574; thence northwestwardly along the line dividing Lots 574 and 573 from Lot 567 a distance of 70.0 feet to a corner of Lot 568; thence southwestwardly along the line dividing Lots 568 and 567 a distance of 150.0 feet to the point of beginning, as shown on plat of survey made by Campbell Surveying Co., dated April 5, 1989.

Title to subject property is believed to be good, but the grantor herein conveys only such title as is vested in him as Successor/Substitute Trustee.

WITNESS THE EXECUTION hereof by the Successor/Substitute Trustee on this, the 28th day of May, 1992.

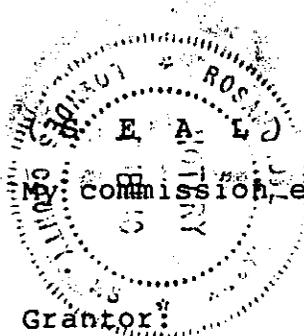
*Robert B. Prather*  
ROBERT B. PRATHER  
SUCCESSOR/SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF LOWNDES

PERSONALLY came and appeared before me, the undersigned authority at law in and for said county and state, the within named ROBERT B. PRATHER, SUCCESSOR/SUBSTITUTE TRUSTEE, who, in his official capacity, acknowledged that he signed, executed and delivered the above and foregoing Successor/Substitute Trustee's deed in said official capacity on the day and year therein stated and for the purposes therein set forth.

GIVEN under my hand and official seal of office on this, the 28<sup>th</sup> day of May, 1992.

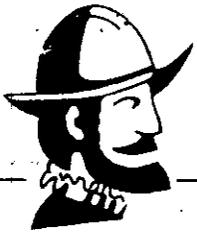
*Rammond L. Hardy*  
NOTARY PUBLIC



My commission expires: 10-30-95

Grantor: Robert B. Prather, Successor/Substitute Trustee  
P. O. Box 903  
Columbus, MS 39703  
Telephone: (601) 328-8242

Grantee: First Tennessee Bank National Association  
P.O. Box 84  
Memphis, TN 38101-0084  
Telephone: (901) 523-4444



# DeSOTO TIMES

"Dedicated to the people and progress of DeSoto County"

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

CHERRYL FITZGERALD personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the CLERK of the DeSoto Times, a newspaper published 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. 97 on the 6 day of May, 19 92
- Volume No. 97 on the 13 day of May, 19 92
- Volume No. 97 on the 20 day of May, 19 92
- Volume No. 97 on the 27 day of May, 19 92
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Cherryl Fitzgerald, Clerk  
(TITLE)

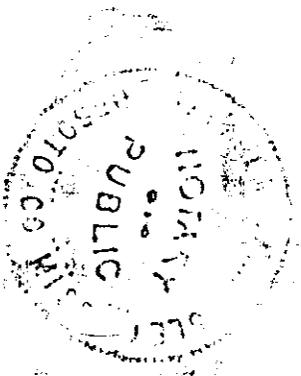
Sworn to and subscribed before me, this the

27 day of May, 19 92  
[Signature]  
By Notary Public

My commission expires by Commission Expires June 3, 1993

- A. Single first insertion of 564 words @ .08 \$ 45.12
- B. 3 subsequent insertions of 564 words @ .05 \$ 56.40
- C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 102.52



**NOTICE OF FORECLOSURE SALE**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

WHEREAS, on the 14th day of April, 1989, Randall S. Kitchens and wife, Tina R. Kitchens executed and delivered a deed of trust to Thomas F. Baker, IV, Trustee, for the use and benefit of First Tennessee Bank National Association, covering certain property hereinafter described and securing an indebtedness therein mentioned, which deed of trust is duly recorded in Trust Deed Book 469, page 462, of the land records of DeSoto County, Mississippi; and

WHEREAS, on the 19th day of May, 1989, the said First Tennessee Bank National Association subsequently assigned said deed of trust to Government National Mortgage Association by instrument recorded in Book 473, page 4, in the land records of DeSoto County, Mississippi; and

WHEREAS, on the 26th day of March, 1992, said Government National Mortgage Association subsequently assigned said deed of trust to First Tennessee Bank National Association by instrument recorded in Book 579, page 285, in the land records of DeSoto County, Mississippi; and

WHEREAS, on the 19th day of February, 1992, the said First Tennessee Bank National Association designated and appointed Robert B. Prather as Successor Trustee in said deed of trust in the place and stead of the Trustee named therein by instrument duly recorded in Book 575, page 209, and re-recorded in Book 579, page 285, of the land records of DeSoto County, Mississippi, prior to the first publication and posting of the notice; and

WHEREAS, default has been made in the payment of the indebtedness secured by said deed of trust, and the said Successor Trustee has been requested by the owner and holder thereof to foreclose the above described deed of trust and to sell the real estate covering same for collection of said indebtedness.

NOW, THEREFORE, notice is hereby given that I, the undersigned Robert B. Prather, Successor Trustee, will offer for sale,

and will sell at public auction to the highest and best bidder for cash, at the front door of the courthouse in Hernando, DeSoto County, Mississippi, within legal hours of sale, between 11:00 a.m. and 4:00 p.m. on the 28th day of May, 1992, the real estate covered by said deed of trust which is situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 567, Section B, South 1/2, DeSoto Village Subdivision, on Sections 33 and 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point in the northeast line of Tulane Road, said point being a common corner of Lots 568 and 567; thence southeastwardly along said northeast line a distance of 70.0 feet to a corner of Lot 566; thence northeastwardly along the line dividing Lots 566 and 567 a distance of 150.0 feet to a point in Lot 574; thence northwestwardly along the line dividing Lots 574 and 573 from Lot 567 a distance of 70.0 feet to a corner of Lot 568; thence southwestwardly along the line dividing Lots 568 and 567 a distance of 150.0 feet to the point of beginning; as shown on plat of survey made by Campbell Surveying Co., dated April 5, 1989.

Title to subject property is believed to be good, but at such sale I will convey only such title as is vested in me as Successor Trustee under the deed of trust above mentioned.

WITNESS MY SIGNATURE on this, the 28th day of April, 1992.

ROBERT B. PRATHER  
SUCCESSOR TRUSTEE

May 6, 13, 20 and 27, 1992

STATE MS.-DESOTO CO. FILED

JUN 8 10 55 AM '92

RECORDED 6-15-92  
DEED BOOK 246  
PAGE 149  
W.E. DAVIS CH. CLK.