

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 18, 1989, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 478, at Page 128, and the land hereby conveyed was conveyed by THOMAS EDWIN HARES, to T. HARRIS COLLIER, III, to TRUSTMARK NATIONAL BANK, Beneficiary, in trust for the uses and purposes in said instrument declared with power of sale as therein set forth; and

WHEREAS, TRUSTMARK NATIONAL BANK, as the holder of the aforesaid Deed of Trust, substituted and appointed ROY D. POWELL, as Substituted Trustee in the place and stead of T. HARRIS COLLIER, III, by instrument dated December 29, 1992, recorded in the office of the Chancery Clerk aforesaid in Book 620, at Page 46;

WHEREAS, the undersigned Substituted Trustee, acting under and by virtue of the powers vested in me by said Deed of Trust, and on authority duly and legally exercised, after having published a Substituted Trustee's Notice of Sale in the THE DESOTO TIMES, as required by law, on January 28, 1993; February 4, 1993; and February 11, 1993, and having posted Notice of Sale at the front door of the DeSoto County Courthouse, at Hernando, Mississippi, and after having offered the hereinafter described land for sale during legal hours at the front door of the DeSoto County Courthouse at Hernando, Mississippi, on February 18, 1993, at which sale the highest and best bid was made by TRUSTMARK NATIONAL BANK, in the amount of THIRTY-FIVE THOUSAND EIGHTEEN AND 53/100 (\$35,018.53) DOLLARS.

NOW THEREFORE, IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND EIGHTEEN AND 53/100 (\$35,018.53), to me in hand paid by the Grantee herein, the receipt and sufficiency of all of which is hereby acknowledged, and said sum being the highest and best bid on the property herein described, I, ROY D. POWELL, Trustee, do hereby sell, convey and quitclaim unto TRUSTMARK NATIONAL BANK, the following described land and property situated in DeSoto County, Mississippi, to-wit:

A 1.9631 acre, more or less, tract of land being located in the Northeast Quarter of Section 5, Township 4 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Begin at a "P. K. Nail" (found) at the present centerline intersection of McIngvale Road with the accepted northwest corner of the Northeast Quarter of Section 5, Township 4 South, Range 7 West; thence South 00 degrees 16 minutes 38 seconds East 469.68 feet with said centerline to a "P. K. Nail" (found); thence South 01 degrees 58 minutes 48 seconds East 840.47 feet with said centerline to a "P. K. Nail" (set); thence South 88 degrees 09 minutes 56 seconds East 40.09 feet to an iron stake (set) in the easterly line of McIngvale Road, said stake being also the true POINT OF BEGINNING for the herein described tract; thence South 01 degrees 58 minutes 48 seconds East 322.10 feet with the easterly line of said road to an iron stake (set); thence North 90 degrees 00 minutes 00 seconds East 270.95 feet along an existing fence line to an iron stake (found); thence North 02 degrees 35 minutes 54 seconds West 313.65 feet to an iron stake (set); thence North 88 degrees 09 minutes 56 seconds West 268.00 feet along an existing fence line to the point of beginning, containing 1.9631 acres, more or less, being subject to all codes, regulations, and revisions, easements, and future right-of-ways of record. This being the same property as conveyed by Rudy Parker, Jr., to Terry M. Frasier as recorded in Deed Book 205, Page 159.

WITNESS MY SIGNATURE this, the 18th day of February, 1993.

Roy D. Powell

ROY D. POWELL, SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI:

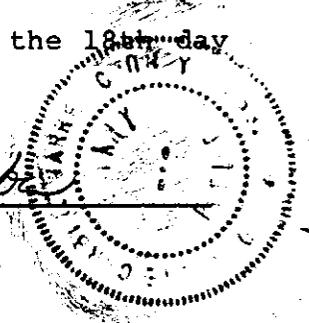
COUNTY OF HINDS:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said County and State, the within named ROY D. POWELL who acknowledged that he signed and delivered the above SUBSTITUTED TRUSTEE'S DEED on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this, the 18th day of February, 1993.

Darlene Corbett

Notary Public



My commission expires 2-16-95

GRANTOR'S ADDRESS:
ROY D. POWELL, TRUSTEE
P. O. BOX 22493
JACKSON, MS 39225-2493
(601) 353-3895

GRANTEE'S ADDRESS:
TRUSTMARK NATIONAL BANK
P. O. BOX 522
JACKSON, MS 39205-0522
(601) 354-5191



DeSOTO TIMES

STATE MS.-DESOTO CO. *no.*
FILED

FEB 22 9 28 AM '93

2-22-93

"Dedicated to the people and progress of DeSoto County"

PAGE *440*
W.E. DAVIS CH. CLK.

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 3 consecutive times, as follows, to-wit:

Volume No. 98 on the 28 day of Jan, 19 93

Volume No. 98 on the 4 day of Feb, 19 93

Volume No. 98 on the 11 day of Feb, 19 93

Volume No. _____ on the _____ day of _____, 19 _____

Volume No. _____ on the _____ day of _____, 19 _____

Cherryl Fitzgerald, Clerk
(TITLE)

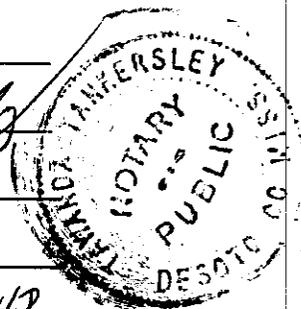
Sworn to and subscribed before me, this the

_____ day of _____, 19 _____
Pauline G. Bradley

By Notary Public

My Commission Expires June 3, 1993

My commission expires _____



- A. Single first insertion of 556 words @ .08 \$ 44.48
- B. 2 subsequent insertions of 1112 words @ .05 \$ 55.60
- C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 101.08

NOTICE OF SALE

WHEREAS, on July 18, 1960, THOMAS EDWIN HARES, executed a Land Deed of Trust to TRUSTMARK NATIONAL BANK, Beneficiary, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 479, at Page 128 and 129.

WHEREAS, Trustmark National Bank substituted and appointed ROY D. POWELL as Substituted Trustee in the place of T. HARRIS COLLIER, III, by instrument dated December 29, 1962, recorded in the office of the Chancery Clerk aforesaid in Book 526, at Page 16.

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust and TRUSTMARK NATIONAL BANK, having requested the undersigned so to do, I will, therefore, on the 18th day of February, 1963, offer for sale, at public outcry and sell during legal hours, between 11:00 a.m. and 4:00 p.m. at the front door of the DeSoto County Courthouse located in the City of Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

A 1.9631 acre, more or less, tract of land being located in the Northeast Quarter of Section 5, Township 4 South, Range 7, West, DeSoto County, Mississippi, more particularly described as follows:

Begin at a "P.K. Nail" (found) at the present centerline intersection of McIngvale Road with the accepted northwest corner of the Northeast Quarter of Section 5, Township 4 South, Range 7, West; thence South 00 degrees 18 minutes 35 seconds East 489.68 feet with said centerline to a "P.K. Nail" (found); thence South 01 degrees 58 minutes 48 seconds East 840.47 feet with said centerline to a "P.K. Nail" (set); thence South 88 degrees 09 minutes 56 seconds East 40.00 feet to an iron stake (set) in the easterly line of McIngvale Road, said stake being also the true POINT OF BEGINNING for the herein described tract; thence South 01 degrees 58 minutes 48 seconds East 322.10 feet with the easterly line of said road to an iron stake (set); thence North 90 degrees 00 minutes 00 seconds East 270.95 feet along an existing fence line to an iron stake (found); thence North 02 degrees 35 minutes 34 seconds West 313.85 feet to an iron stake (set); thence North 88 degrees 09 minutes 56 seconds West 288.00 feet along an existing fence line to the point of beginning, containing 1.9631 acres, more or less, being subject to all codes, regulations, and revisions, easements, and future right-of-ways of record. This being the same property as conveyed by Rudy Parker, Jr., to Tony M. Frasier as recorded in Deed Book 205, Page 150.

Should the Undersigned become the last and highest bidder at the foreclosure sale, the Trustee is hereby authorized to transfer and assign said land and to convey title to said foreclosed property to the Secretary of Veterans Affairs, an Officer of the United States of America, or the Secretary of Housing and Urban Development, an Officer of the United States of America or whomsoever the undersigned shall determine.

The request herein made shall be binding on the Undersigned and conclusive evidence in favor of the assignee or other parties thereto, and that the Substituted Trustee is duly authorized and empowered to execute same.

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

IN WITNESS MY SIGNATURE, this 19th day of January, 1963.

ROY D. POWELL
Substituted Trustee
Jan. 28, Feb. 4, 11, 1963 556