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STATE MS.-DE SOTO CO.
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SUBSTITUTE TRUSTEE'S DEEDBK 267 PG 565
W.E. DAVIS CH. CLK.BK 267 PG 565

W.E. DAVIS CH. CLK. by P. Adams, Jr., etc.

WHEREAS, on October 29, 1990, James Ray Pendergraft, a single man and Mary E. Hobock, a Single woman, executed a Deed of Trust to Dave Bennett, Trustee for the use and benefit of Lumbermen's Investment Corporation of Texas; now Temple-Inland Mortgage Corporation which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 525 at Page 456 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 681 at Page 208 thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, TEMPLE-INLAND MORTGAGE CORPORATION, successor to LUMBERMEN'S INVESTMENT CORPORATION OF TEXAS, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in the DeSoto County Tribune, a newspaper published in the City of Olive Branch, DeSoto County, State of Mississippi, on the following dates, to-wit: January 19, 26, February 2 and 9, 1994, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit

"A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 13th day of January, 1994, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 10th day of February, 1994, at the east front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Commencing at a stake on the west right of way of U.S. Highway 51 being the northeast corner of the Leola Droke Riley tract of land described in a certain deed of trust from M. C. Whitten dated October 2, 1965; and of record in deed book 63, Page 317, of the deed records of DeSoto County; thence west along the north line of said Droke tract 282 feet to a point, which point is identified as being 2 feet west of the north-south fence at its intersection with the east-west fence running along the north line of said Droke tract, and being the point of beginning of the land herein described; thence south 2 degrees 52 minutes east 78.19 feet to an iron pin; thence South 89 degrees 17 minutes west 260.74 feet to a point in the center line of Old Highway 51; thence North 17 degrees 33 minutes west 81.45 feet along said center line to a point; thence north 89 degrees 15 minutes east 281.54 feet to the point of beginning. Being situated in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi. As shown on plat of survey made by Campbell Surveying Company dated October 26, 1990. SE $\frac{1}{4}$ OF NE $\frac{1}{4}$

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for TEMPLE-INLAND MORTGAGE CORPORATION, bidding the sum of Fifty-Two Thousand, One Hundred Ninety-One Dollars and Sixty-Seven Cents, (\$52,191.67), for all of the above-described property and said property was struck off to TEMPLE-INLAND MORTGAGE CORPORATION, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of Fifty-Two Thousand, One Hundred Ninety-One Dollars and Sixty-Seven Cents (\$52,191.67), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to TEMPLE-INLAND MORTGAGE CORPORATION, all

of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 11th day of February, 1994.

Lem Adams III
LEM ADAMS, III
SUBSTITUTE TRUSTEE

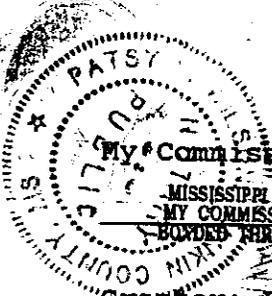
STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of February, 1994.

Patsy H. Wilson
NOTARY/PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 19, 1997
BOUND BY STATE CALL NOTARY SERVICE

Grantor: P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee: P. O. Box 40, Austin, Texas 78767 (512) 469-5240

PREPARED BY: ADAMS, EDENS & AKERS
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508



P.O. Box 486
Olive Branch, MS 38654

601-895-6220

D.W. JONES
PUBLISHER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, D W Jones, publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXII</u>	No. <u>9</u>	dated the <u>19th</u> day of <u>January</u> , 19 <u>94</u>
In Vol. <u>XXII</u>	No. <u>10</u>	dated the <u>26th</u> day of <u>January</u> , 19 <u>94</u>
In Vol. <u>XXII</u>	No. <u>11</u>	dated the <u>2nd</u> day of <u>Feburary</u> , 19 <u>94</u>
In Vol. <u>XXII</u>	No. <u>12</u>	dated the <u>9th</u> day of <u>Feburary</u> , 19 <u>94</u>
In Vol. _____	No. _____	dated the _____ day of _____, 19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

D W Jones
PUBLISHER

Sworn to and subscribed before me, this 9th day of Feb, 19 94

Christette Hopper
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 5, 1997

My commission expires _____, 19 _____
To Adams & Edens
for taking the annexed publication of 515 words or the equivalent thereof for a total of 4 times \$ 118.45 plus \$1.00 for making a proof of publication and depositing the same for a total cost of \$ 119.45.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
WHEREAS, on October 28, 1990, James Ray Fenderholt, a single man, executed a Deed of Trust to Dave Barnett, Trustee for the use and benefit of Lumberman's Investment Corporation of Texas, now Temple-Inland Mortgage Corporation, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 525 at Page 466 thereof; and
WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 681 at Page 298 thereof; and
WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the east front door of the County Courthouse of DeSoto County, Mississippi, on the 10th day of February, 1994, the following described land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Commencing at a stake on the west right of way of U.S. Highway 51 being the northeast corner of the Leola Droke Riley tract of land described in a certain deed of trust from M. C. Wright dated October 2, 1965; and of record in Deed Book 63, Page 317, of the deed records of DeSoto County; thence west along the north line of said Droke tract 292 feet to a point; which point is identified as being 2 feet west of the north-south fence at its intersection with the east-west fence running along the north line of said Droke tract; and being the point of beginning of the land herein described; thence south 52 degrees 52 minutes east 78.19 feet to an iron pin; thence North 89 degrees 17 minutes west 260.74 feet to a point in the center line of Old Highway 51; thence North 17 degrees 33 minutes west 81.45 feet along said center line to a point; thence north 89 degrees 15 minutes east 281.54 feet to the point of beginning. Being situated in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi. As shown on plat of survey made by Campbell Surveying Company dated October 28, 1990.
Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.
WITNESS my signature, on this the 10th day of January, 1994.
/s/ Lem Adams, III
Substitute Trustee
Prepared by: Adams, Edens & Akers
A Professional Association
P.O. Box 400
Brandon, MS 39043
(601) 825-6506
Jan. 19, 26, Feb. 2, 9-occ.