

STATE MS. - DESOTO CO. CLK.

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTED TRUSTEE'S DEED

BK 268 PG 569

By B. Cleveland & C.

WHEREAS, on May 31st, 1988, EDWARD F. CRENSHAW and/or SHEILA E. CRENSHAW, executed a certain Deed of Trust to EDWIN T. COFER, TRUSTEE for the benefit of SUNBURST BANK, which Deed of Trust is of record, in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 440, Page 77, and

WHEREAS, SUNBURST BANK has substituted ERIC L. SAPPENFIELD as Trustee in place and in lieu of EDWIN T. COFER, by instrument dated December 7th, 1993, and recorded in Book 677, Page 543, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having 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, SUNBURST BANK, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi did advertise said sale in THE DESOTO TIMES, a newspaper published and generally circulated in DeSoto County, Mississippi, for four consecutive weeks preceding the date of the sale. The first notice publication appeared, February 24th, 1994, and subsequent notices appeared on March 3rd, March 10th and March 17th, 1994. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the east entrance of the DeSoto County Courthouse at Hernando, Mississippi, on February 24th, 1994, and everything necessary to be done was done to make and effect a good and lawful sale.

WHEREAS, on the 21st day of March, 1994, at the east entrance of the DeSoto County Courthouse, Hernando, Mississippi, between the

hours of 11:00 A.M. and 4:00 P.M., I the undersigned Substituted Trustee did offer for sale and sell said property for cash to the highest bidder the following described property, lying and being situated in DeSoto County, Mississippi:

TRACT I.

LOTS 1 AND 3, SECTION "A", HILLSVIEW SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 36-39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT II.

LOTS 1, 2, 5, AND 7, SECTION "A", GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Page 40, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT III.

LOTS 8, 9, AND 10, SECTION "B", GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Pages 48-49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT IV.

LOT 17, SECTION "C", GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 29, Pages 32-33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT V.

LOTS 61 AND 63, SECTION "D", HILLSVIEW SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 36-39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT VI.

LOT 1, of the CRENSHAW Tract along Highway 301, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, beginning at a point in the centerline of Mississippi Highway 301, said point being point 3494.94 feet South of the Northwest corner of Section 19, Township 1 South, Range 8 West and being the Southwest corner of the CRENSHAW Tract; thence North 0 degrees 37 minutes East 347.0 feet along the centerline of Mississippi Highway 301 to a point; thence South 88 degrees 28 minutes East 60.0 feet to a point; thence North 71 degrees 33 minutes East 110.81 feet to a corner iron pin; thence South 29 degrees 35 minutes East 258.53 feet to a corner iron pin; thence South 5 degrees 03 minutes East 146.50 feet to a corner iron pin; thence South 88 degrees 02 minutes West 283.73 feet to the point of beginning and containing 2.10 acres, more or less, and including the right of way for Mississippi Highway 301; and

INDEXING INSTRUCTIONS: N/W 1/4 QTR OF THE S/W 1/4 QTR. OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

LOT 2, of the CRENSHAW Tract along Highway 301 in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, beginning at a point in the centerline of Mississippi Highway 301 said point being a point 3494.94 feet South of the Northwest corner of Section 19, Township 1 South, Range 8 West, and being the Southwest corner of the CRENSHAW Tract; thence North 347.00 feet along the centerline of Highway 301 to the point of beginning of the following lot: thence North 1 degree 34 minutes West 263.86 feet along the centerline of said highway to a point; thence South 88 degrees 28 minutes East 60.0 feet to a point; thence North 89 degrees 40 minutes East 269.97 feet to a point; thence North 89 degrees 17 minutes East 79.98 feet to a point; thence South 4 degrees 33 minutes West 48.30 feet to a point; thence South 34 degrees 06 minutes West 128.77 feet to a point; thence South 72 degrees 17 minutes West 107.84 feet to a point; thence South 53 degrees 26 minutes West 73.29 feet to a point; thence South 71 degrees 33 minutes West 110.81 feet to a point; thence North 88 degrees 28 minutes West 60.0 feet to the point of beginning and containing 1.83 acres more or less, and including the right of way of Highway 301; and

INDEXING INSTRUCTIONS: N/W 1/4 QTR. OF THE S/W 1/4 QTR. OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

LOT 5 of the CRENSHAW Tract along Highway 301 in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, beginning at a point in the centerline of Mississippi Highway 301, said point being a point 3494.94 feet South of the Northwest corner of Section 19; Township 1 South, Range 8 West and being the Southwest corner of the CRENSHAW Tract; thence North 986.86 feet along the centerline of Highway 301 to the point of beginning of the following lot: thence North 1 degree 21 minutes West 463.80 feet to a point at the intersection of said highway and Grandview Lake Drive; thence South 85 degrees 42 minutes East 276.03 feet along the centerline of said road to a point; thence South 1 degree 02 minutes East 450.34 feet to a point; thence North 88 degrees 28 minutes West 272.54 feet to the point of beginning and containing 2.86 acres more or less and including the rights of ways for both roads.

INDEXING INSTRUCTIONS: N/W 1/4 QTR. OF THE N/W 1/4 QTR. OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

LESS AND EXCEPT:

That certain property in the Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 149, Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 155, and Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 160, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Substituted Trustee offered said property for sale at public outcry as set forth above and there appeared SUNBURST BANK who bid the amount of \$127,397.11, and this being the highest and best bid, said SUNBURST BANK was declared the successful bidder and the same was then and there struck off to said SUNBURST BANK.

NOW THEREFORE, in consideration of the premises and in consideration of the price and sum of \$127,397.11, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substituted Trustee, do hereby sell and convey unto SUNBURST BANK the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE this the 22nd day of March, 1994.

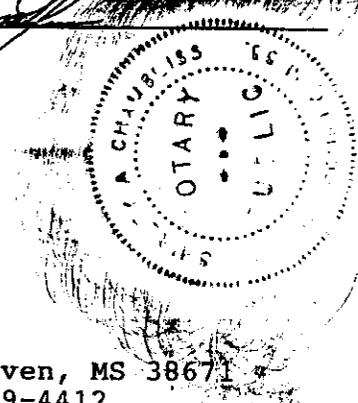
Eric L. Sappenfield
Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the said county, and state, on this 22nd day of March, 1994, within my jurisdiction, the within named ERIC L. SAPPENFIELD, who acknowledged that he is Substituted Trustee of SUNBURST BANK, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

My Commission Expires:
5-5-95



Grantors Address: 97 Stateline Rd., E., Southaven, MS 38671
wk: 342-2170 hm: 349-4412
Grantees Address: P. O. Box 169, Southaven, MS 38671
wk: 601-393-8383 hm: Same

This instrument prepared by Eric L. Sappenfield,
Attorney at Law, 97 Stateline Road East,
Southaven, MS 38671 601-342-2170



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

PAM BURTON 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:

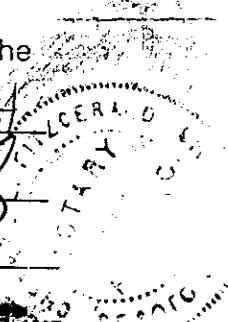
- Volume No. 99 on the 24 day of Feb, 1994
- Volume No. 99 on the 3 day of March, 1994
- Volume No. 99 on the 10 day of March, 1994
- Volume No. 99 on the 17 day of March, 1994
- Volume No. _____ on the _____ day of _____, 19____

Pam. Burton, Clerk
(TITLE)

Sworn to and subscribed before me, this the

18 day of March, 1994

Cheryl L. Fitzgerald
By Notary Public



My commission expire. My Commission Expires March 17, 1997

A. Single first insertion of	<u>1065</u> words @ .08	\$ <u>85.20</u>
B. <u>3</u> subsequent insertions of	<u>3195</u> words @ .05	\$ <u>159.75</u>
C. Making proof of publication and depositing to same		\$ <u>1.00</u>
TOTAL PUBLISHER'S FEE		\$ <u>245.95</u>

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on May 31, 1988, EDWARD F. CRENSHAW and/or SHEILA E. CRENSHAW, executed a certain Deed of Trust to EDWIN T. COFER, Trustee, for the benefit of SUNBURST BANK, which Deed of Trust is of record in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 440, Page 77; and

WHEREAS, SUNBURST BANK HAS heretofore substituted ERIC L. SAPPENFIELD as Trustee in place and lieu of EDWIN T. COFER, by instrument dated December 7, 1993, and recorded in Book 677, Page 543, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, this Substituted Trustee's Notice of Sale is pursuant to the Third Amended Chapter 11 Plan of Reorganization filed by Debtors, EDWARD F. CRENSHAW and SHEILA E. CRENSHAW, Cause #92-20721, in the United States Bankruptcy Court, Northern District of Mississippi, Article III, B.8 Class 8C, and the Order Confirming Plan dated June 23, 1993.

WHEREAS, default having 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, SUNBURST BANK, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

NOW THEREFORE, I, ERIC L. SAPPENFIELD, SUBSTITUTED TRUSTEE, under the provisions of and by virtue of the authority conferred upon me in the same Deed of Trust, will on the 21st day of March, 1994, within the legal hours between 11:00 a.m. and 4:00 p.m. at the east door of the County Courthouse of DeSoto County, Hernando, Mississippi, offer for sale and sell said property for cash to the highest bidder, the following described property lying and being situated in DeSoto County, Mississippi:

TRACT I.
LOTS 1 AND 3, SECTION "A", HILLSVIEW SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 36-39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT II.
LOTS 1, 2, 5, AND 7, SECTION "A", GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Page 40, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT III.
LOTS 8, 9 AND SECTION "B"

GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Pages 48-49, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT IV.
LOT 17, SECTION "C", GRANDVIEW LAKES SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 29, Pages 32-33, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT V.
LOTS 81 AND 83, SECTION "D", HILLSVIEW SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 36-39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT VI.
LOT 1, of the CRENSHAW Tract along Highway 301 in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, beginning at a point in the centerline of Mississippi Highway 301; said point being point 3494.94 feet South of the Northwest corner of Section 19, Township 1 South, Range 8 West and being the Southwest corner of the CRENSHAW Tract; thence North 0 degrees 37 minutes East 347.0 feet along the centerline of Mississippi Highway 301 to a point; thence South 88 degrees 28 minutes East 60.0 feet to a point; thence North 71 degrees 33 minutes East 110.81 feet to a corner iron pin; thence South 29 degrees 35 minutes East 258.53 feet to a corner iron pin; thence South 5 degrees 03 minutes East 145.50 feet to a corner iron pin; thence South 88 degrees 02 minutes West 283.73 feet to the point of beginning and containing 2.10 acres, more or less, and including the right of way for Mississippi Highway 301; and

LOT 2, of the CRENSHAW Tract along Highway 301 in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, beginning at a point in the centerline of Mississippi Highway 301 said point being a point 3494.94 feet South of the Northwest corner of Section 19, Township 1 South, Range 8 West, and being the Southwest corner of the CRENSHAW Tract; thence North 347.00 feet along the centerline of Highway 301 to the point of beginning of the following lot: thence North 1 degree 34 minutes West 283.86 feet along the centerline of said highway to a point; thence South 88 degrees 28 minutes East 60.0 feet to a point; thence North 89 degrees 40 minutes East 269.97 feet to a point; thence North 89 degrees 17 minutes East 79.98 feet to a point; thence South 4 degrees 33 minutes West 48.30 feet to a point; thence South 34 degrees 06 minutes West 128.77 feet to a point; thence South 72 degrees 17 minutes West 107.84 feet to a point; thence South 53 degrees 26 minutes West 73.29 feet to a point; thence South 71 degrees 33

minutes West 110.81 feet to a point; thence North 88 degrees 28 minutes West 60.0 feet to the point of beginning and containing 1.83 acres more or less, and including the right of way of Highway 301; and

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LESS AND EXCEPT:

That certain property in the Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 149, Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 155, and Partial Release of Mortgage dated February 27, 1991, recorded in Deed of Trust Book 536, Page 160, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Substituted Trustee will convey only such title as is vested in him by virtue of the above described Deed of Trust.

WITNESS MY SIGNATURE this the 16th day of February, 1994.

Eric L. Sappenfield
Substituted Trustee
Feb. 24, March 3, 10, 17, 1994 1,065