

MT JUN 10 3 24 PM '96

BK 302 PG 96
W.E. DAVIS CH. CLK.

DESCRIPTION FOR INDEXING PURPOSES:

Lot 1597, Section "C" South,
DeSoto Village Subdivision,
Sec. 33, T1S, R8W, Horn Lake,
DeSoto Co., MS, described by
metes and bounds and recorded
in Plat Book 10, Pages 3-8,

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on January 23, 1989, Ramona L. White, a Married 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 462 at Page 247 thereof; and

WHEREAS, the property described in said Deed of Trust was conveyed to David Len White, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 223 at Page 371 thereof; and

WHEREAS, said Deed of Trust was assumed by Danny N. Taylor and wife, Carolyn D. Taylor by instrument recorded in the office of the aforesaid Chancery Clerk in Book 247 at Page 130 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 795 at Page 324 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, formerly 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: May 15, 22, 29 and June 5, 1996, 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 May, 1996, 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 6th day of June, 1996, 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:

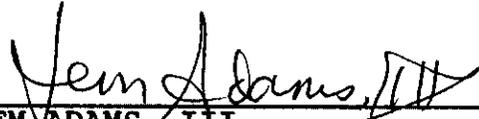
Lot 1597, Section "C" South, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by the plat thereof recorded in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the west line of Carroll Cove West at the north end of a curve having a radius of 20 feet, said curve being located at the northwest corner of Carroll Cove West and Carroll Drive; thence along said curve to the right a distance of 31.42 feet to a point in the north line of Carroll Drive; thence westwardly with the north line of Carroll Drive, 70.0 feet to a point in the east line of Lot 1598; thence northwardly with the east line of Lot 1598, 110.0 feet to a point in the south line of Lot 1596; thence eastwardly with the south line of Lot 1596, 90.0 feet to a point in the west line of Carroll Cove West; thence southwardly with the west line of Carroll Cove West, 90.0 feet to the point of beginning, as shown on plat of survey made by Davis Engineering Company, dated January 18, 1989.

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 Thousand, Two Hundred Thirty-Four and 60/100 Dollars (\$50,234.60) 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 Thousand, Two Hundred Thirty-Four and 60/100 Dollars (\$50,234.60), 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 6th day of June, 1996.


 LEM ADAMS, III
 SUBSTITUTE TRUSTEE

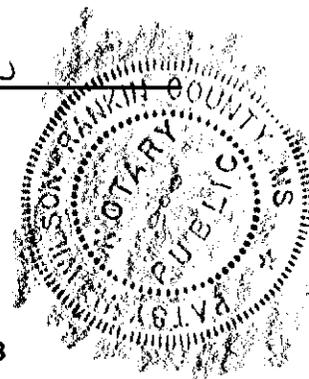
STATE OF MISSISSIPPI

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 6th day of June, 1996.

Patsy D Wilson
NOTARY PUBLIC



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 19, 1997
BONDED THRU STEGALL 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>XXIV</u> | No. <u>28</u> | , dated the <u>5th</u> | day of <u>June</u> | , 19 <u>96</u> |
| In Vol. <u>XXIV</u> | No. <u>27</u> | , dated the <u>29th</u> | day of <u>May</u> | , 19 <u>96</u> |
| In Vol. <u>XXIV</u> | No. <u>26</u> | , dated the <u>22nd</u> | day of <u>May</u> | , 19 <u>96</u> |
| In Vol. <u>XXIV</u> | No. <u>25</u> | , dated the <u>15th</u> | day of <u>May</u> | , 19 <u>96</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 5th day of June, 1996

(SEAL)

Charlotte Hopper

NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 5, 1997

My commission expires _____, 19 _____

To Adams, Edens & Akers

for taking the annexed publication of 597

words or the equivalent thereof for a total of 4

times \$ 137.31, plus \$1.00 for making a proof

of publication and depositing the same for a total cost

of \$ 138.31.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on January 23, 1989, Ramona L. White, a Married 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 462 at Page 247 thereof; and

WHEREAS, the property described in said Deed of Trust was conveyed to David Len White, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 223 at Page 371 thereof; and

WHEREAS, said Deed of Trust was assumed by Danny N. Taylor and wife, Carolyn D. Taylor by instrument recorded in the office of the aforesaid Chancery Clerk in Book 247 at Page 130 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 795 at Page 324 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 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 6th day of June, 1996, the following described

land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 1597, Section "C" South, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by the plat thereof recorded in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the west line of Carroll Cove West at the north end of a curve having a radius of 20 feet, said curve being located at the northwest corner of Carroll Cove West and Carroll Drive; thence along said curve to the right a distance of 31.42 feet to a point in the north line of Carroll Drive; thence westwardly with the north line of Carroll Drive, 70.0 feet to a point in the east line of Lot 1598; thence northwardly with the east line of Lot 1598, 110.0 feet to a point in the south line of Lot 1596; thence eastwardly with the south line of Lot 1596, 90.0 feet to a point in the west line of Carroll Cove West; thence southwardly with the west line of Carroll Cove West; 90.0 feet to the point of beginning, as shown on plat of survey made by Davis Engineering Company, dated January 18, 1989.

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 May, 1996.

/s/ Lem Adams, III
Substitute Trustee

Prepared by: Adams, Edens & Akers
A Professional Association
Post Office Box 400
Brandon, Mississippi 39043
(601) 825-9508

EXHIBIT * A