

STATE MS.-DESOTO CO. *MC*  
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STATE OF MISSISSIPPI

COUNTY OF DeSOTO

TRUSTEE'S DEED *BK 330 PG 253*  
W.F. DAVIS CH. CLK.

WHEREAS, Wholesale Unlimited, Incorporated and Brian K. Richmond, Individually, executed a certain Deed of Trust to J. P. Hughes, Jr., Trustee for the benefit of Michael Joe Cannon, dated January 23, 1996, as recorded in Book 805, Page 717 in the official land records in the office of the Chancery Clerk of DeSoto County, Mississippi, to secure his note in the original principal amount of Two Hundred Seventy Five Thousand and No/100 Dollars (\$275,000.00); and,

WHEREAS, J.P. Hughes, Jr., Trustee, under said Deed of Trust, foreclosed upon the security as provided for in said Deed of Trust, and;

WHEREAS, proper notice of foreclosure was given by publication in the *DeSoto Times Today*, a newspaper having general circulation in DeSoto County, Mississippi, and by posting one notice at the Courthouse in the County where the land securing said deed of trust is situated, in the manner and for the time required by law, and according to said notice, J.P. Hughes, Jr., Trustee, did on the 16<sup>th</sup> day of March, 1998, within legal hours sell at public outcry to the highest and best bidder for cash those certain two (2) parcels of real estate held as security under the aforementioned Deed of Trust. The proof of publication of said notice of foreclosure is attached hereto as Exhibit "A", and asked to made a part of this Deed as if copied herein fully in words and figures.

NOW THEREFORE, I, J.P. Hughes, Jr., Trustee, of 1105 Van Buren Avenue, Post Office Box 396, Oxford, Mississippi 38655, for and in consideration of the sum of \$395,674.68, paid at public auction as the best and highest bid for cash, hereby bargain, sell and convey to Michael Joe Cannon, Individ., the following described real property, to-wit: all being located wholly within DeSoto County, Mississippi:

## TRACT I:

Part of the Northeast Quarter of the Southwest Quarter: Beginning at the Northeast corner of Section 23, Township 1 South, Range 8 West; thence West 1567.5 feet to a point; thence South 2560.6 feet to a point; thence West 1221.5 feet to a point; thence South 21° 31' East 150.0 feet to the Southwest corner of the Hilburn lot, said point being a point in the East line of Southaven West Subdivision and the point of beginning of the following lot: thence South 21° 31' East 265.8 feet along the East line of said subdivision and an existing fence to the Northwest corner of the Morgan lot; thence North 71° 21' East 173.65 feet to the Northeast corner of the Morgan lot and a point in the West right of way of U. S. Highway 51 (100 feet wide); thence Northwest 237.40 feet along the west right of way of said Hilburn lot; thence South 83° 56' West 154.8 feet to the point of beginning and containing 1.0 acres, more or less. All bearings are magnetic.

## TRACT II:

Begin at an iron stake (set) at the southwest corner of Tract No. 1 in the present easterly line of Getwell Road, said stake being North 84° 04' 59" East 40.0 feet and South 05° 30' 40" East 320.28 feet from a "P.K.Nail" (found) at the northwest corner of the Northwest Quarter of Section 10, Township 3 South, Range 7 West; thence continue South 05° 30' 40" East 338.62 feet with the easterly line of Getwell Road to an iron stake (set) at the southwest corner of Tract No. 3; thence North 84° 29' 20" East 699.00 feet to an iron stake (set) at the southeast corner of Tract No. 3; thence North 05° 30' 40" West 623.84 along the easterly line of Tract No. 3 to an iron stake (set); thence North 05° 30' 40" feet (Total distance measured=663.84 feet) to an iron stake (set) in the approximate centerline of Bright Road; thence South 84° 04' 59" West 120.99 feet with said centerline to an iron stake (set) at the northeast corner of Tract No. 2; thence South 05° 30' 40" East 40.00 feet along the easterly line of Tract No. 2 to an iron stake (set); thence continue South 05° 30' 40" East 120.80 feet (Total distance measured=160.80 feet) along the easterly line of Tract No. 2 to an iron stake (set) at the southeast corner of Tract No. 2; thence South 84° 20' 20" West 252.64 feet along a southerly line of Tract No. 2 to an iron stake (set) at a southwest corner of Tract No. 2 and a northeast corner of Tract No. 1; thence South 19° 39' 55" West 180.74 feet along an easterly line of Tract No. 1 to an iron stake (set) at a southeast corner of Tract No. 1; thence South 84° 20' 20" West 248.49 feet along the southerly line of Tract No. 1 to the point of beginning containing 7.43, more or less, acres of land (323.598, more or less, square feet) being subject to all codes, regulations and revisions, easements and right-of-ways of record.

I hereby convey only such title as was vested in me as Trustee under the aforementioned Deed  
of Trust.

A true and correct copy of the Notice of sale is attached hereto as Exhibit "B" and incorporated herein by reference.

WITNESS MY SIGNATURE, this, the 16<sup>th</sup> day of March, 1998.

*[Handwritten Signature]*  
J.P. HUGHES, JR.  
TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 16<sup>th</sup> day of March, 1998, within my jurisdiction, the within named J.P. Hughes, Jr., Trustee, who acknowledged that he executed the above and foregoing instrument.

*W. E. Davis, Chancery Clerk*  
NOTARY PUBLIC  
*By M. Colvin, D.C.*  
COUNTY OF DE SOTO  
MISSISSIPPI

My Commission Expires:  
MY COMMISSION EXPIRES  
JAN. 3, 2000

GRANTOR'S ADDRESS:  
P.O. Box 396  
Oxford, MS 38655  
(601) 234-6080

GRANTEE'S ADDRESS:  
3710 LYLES DR.  
OXFORD, MS 38655  
601-234-8751  
601-228-6232

This deed prepared by:

J.P. HUGHES, JR.  
Attorney At Law  
Post Office Box 396  
Oxford, MS 386755  
601-234-6080



# DeSoto Times Today

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**TAMMY SCOTT** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, 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. 103 on the 18 day of Feb, 1998

Volume No. 103 on the 25 day of Feb, 1998

Volume No. 103 on the 4 day of March, 1998

Volume No. 103 on the 11 day of March, 1998

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Tammy Scott  
(TITLE)

Sworn to and subscribed before me, this 16 day of March, 1998

Barbara J. Busken

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: OCT. 31, 1998

My commission expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS



- A. Single first insertion of \_\_\_\_\_ words @ .08 \$ \_\_\_\_\_
- B. \_\_\_\_\_ subsequent insertions of \_\_\_\_\_ words @ .05 \$ \_\_\_\_\_
- C. Making proof of publication and depositing to same \$ 100

"A"

TOTAL PUBLISHER'S FEE: \$ 183.39

Legals

offer for sale and sell at public auction to the highest bidder for cash at the front door of the DeSoto County Courthouse, in the City of Hernando, Mississippi, within legal hours, beginning at 11:00 a.m. or shortly thereafter, the real property described in said Deed of Trust which is located in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

**TRACT I:**  
Part of the Northeast Quarter of the Southwest Quarter; Beginning at the Northeast corner of Section 23, Township 10 South, Range 8 West; thence West 1567.5 feet to a point; thence South 2560.6 feet to a point; thence West 1221.5 feet to a point; thence South 21° 31' East 150.0 feet to the Southwest corner of the Hilburn lot, said point being a point in the East line of Southaven West Subdivision and the point of beginning of the following lot: thence South 21° 31' East 265.6 feet along the East line of said subdivision and an existing fence to the Northwest corner of the Morgan lot; thence North 71° 21' East 173.65 feet to the Northeast corner of the Morgan lot and a point in the West right of way of U.S. Highway 51 (100 feet wide); thence Northwest 237.40 feet along the west right of way of said Hilburn lot; thence South 63° 56' West 154.5 feet to the point of beginning and containing 1.0 acres, more or less. All bearings are magnetic.

**TRACT II:**  
Begin at an Iron stake (set) at the southwest corner of Tract No. 1 in the present easterly line of Getwell Road, said stake being North 84° 04' 59" East 40.0 feet and South 05° 30' 40" East 320.28 feet from a P.K. Nail (found) at the northwest corner of the Northwest Quarter of Section 10, Township 3 South, Range 7 West; thence continue South 05° 30' 40" East 338.62 feet with the easterly line of

Legals

Getwell Road to an Iron stake (set) at the southwest corner of Tract No. 3; thence North 84° 29' 20" East 699.60 feet to an Iron stake (set) at the southeast corner of Tract No. 3; thence North 05° 30' 40" West 623.64 feet along the easterly line of Tract No. 3 to an Iron stake (set); thence North 05° 30' 40" West 623.64 feet (Total distance measured 623.64 feet) to an Iron stake (set) in the approximate centerline of Bright Road; thence South 84° 04' 59" West 120.00 feet with said centerline to an Iron stake (set) at the Northeast corner of Tract No. 2; thence South 05° 30' 40" East 40.00 feet along the easterly line of Tract No. 2 to an Iron stake (set); thence continue South 05° 30' 40" East 120.80 feet (Total distance measured 160.80 feet) along the easterly line of Tract No. 2 to an Iron stake (set) at the southeast corner of Tract No. 2; thence South 84° 20' 20" West 252.64 feet along a southerly line of Tract No. 2 to an Iron stake (set) at a northeast corner of Tract No. 1; thence South 19° 55' West 180.74 feet along an easterly line of Tract No. 1 to an Iron stake (set) at a southeast corner of Tract No. 1; thence South 84° 20' 20" West 248.49 feet along the southerly line of Tract No. 1 to the point of beginning containing 7.43, more or less, acres of land (323.598, more or less, square feet) being subject to all codes, regulations and revisions, easements and right-of-ways of record; I, the undersigned Trustee, will sell and convey only the title as is vested in me as Trustee of the above-mentioned Deed of Trust. Witness my signature and the undersigned Trustee on this 12th day of February, 1996.  
J. P. HUGHES, Trustee  
Feb. 18, 25, March 11, 1996

NOTICE OF SALE

WHEREAS, Wholesale Unlimited, Incorporated and Brian K. Richmond, individually, executed a certain Deed of Trust to J. P. Hughes, Jr., Trustee for the benefit of Michael Joe Cannon, dated January 23, 1996, as recorded in Book 805, Page 717 in the office of the Chancery Clerk of DeSoto County, Mississippi, to secure his note in the original principal amount of Two Hundred Seventy-Five Thousand Dollars and no/100 (\$275,000.00); and, WHEREAS, default has been in the payment of said indebtedness and according to the terms of said Deed of Trust, the undersigned Trustee, have been directed by Michael Joe Cannon, Oxford, Mississippi, as the lawful owner and holder of said indebtedness, to foreclose the said Deed of Trust according to its terms;  
NOW, THEREFORE, notice is hereby given that J. P. Hughes, Jr., as Trustee of said Deed of Trust, will on Monday, the 10th day of March, 1996,

**NOTICE OF SALE**

WHEREAS, Wholesale Unlimited, Incorporated and Brian K. Richmond, Individually, executed a certain Deed of Trust to J. P. Hughes, Jr., Trustee for the benefit of Michael Joe Cannon, dated January 23, 1996, as recorded in Book 805, Page 717 in the office of the Chancery Clerk of DeSoto County, Mississippi, to secure his note in the original principal amount of Two Hundred Seventy-Five Thousand Dollars and no/100 (\$275,000.00); and,

WHEREAS, default has been made in the payment of said indebtedness and according to the terms of said Deed of Trust, I, the undersigned Trustee, have been directed by Michael Joe Cannon, Oxford, Mississippi, as the lawful owner and holder of said indebtedness, to foreclose the said Deed of Trust according to its terms:

NOW, THEREFORE, notice is hereby given that I, J. P. Hughes, Jr., as Trustee in said Deed of Trust, will on **Monday, the 16th day of March, 1998**, offer for sale and sell at public auction to the highest bidder for cash at the front door of the DeSoto County Courthouse, in the City of Hernando, Mississippi, within legal hours, beginning at 11:00 a.m. or shortly thereafter, the real property described in said Deed of Trust which is located in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

**TRACT I:**

Part of the Northeast Quarter of the Southwest Quarter: Beginning at the Northeast corner of Section 23, Township 1 South, Range 8 West; thence West 1567.5 feet to a point; thence South 2560.6 feet to a point; thence West 1221.5 feet to a point; thence South 21° 31' East 150.0 feet to the Southwest corner of the Hilburn lot, said point being a point in the East line of Southaven West Subdivision and the point of beginning of the following lot: thence South 21° 31' East 265.8 feet along the East line of said subdivision and an existing fence to the Northwest corner of the Morgan lot; thence North 71° 21' East 173.65 feet to the Northeast corner of the Morgan lot and a point in the West right of way of U. S. Highway 51 (100 feet wide); thence Northwest 237.40 feet along the west right of way of said Hilburn lot; thence South 83° 56' West 154.8 feet to the point of beginning and containing 1.0 acres, more or

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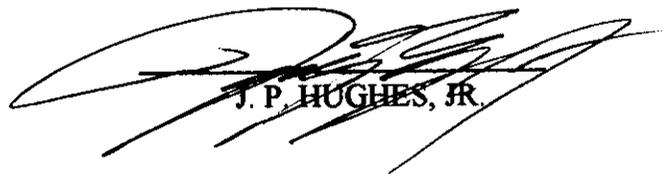
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**TRACT II:**

Begin at an iron stake (set) at the southwest corner of Tract No. 1 in the present easterly line of Getwell Road, said stake being North 84° 04' 59" East 40.0 feet and South 05° 30' 40" East 320.28 feet from a "P.K.Nail" (found) at the northwest corner of the Northwest Quarter of Section 10, Township 3 South, Range 7 West; thence continue South 05° 30' 40" East 338.62 feet with the easterly line of Getwell Road to an iron stake (set) at the southwest corner of Tract No. 3; thence North 84° 29' 20" East 699.00 feet to an iron stake (set) at the southeast corner of Tract No. 3; thence North 05° 30' 40" West 623.84 along the easterly line of Tract No. 3 to an iron stake (set); thence North 05° 30' 40" feet (Total distance measured=663.84 feet) to an iron stake (set) in the approximate centerline of Bright Road; thence South 84° 04' 59" West 120.99 feet with said centerline to an iron stake (set) at the northeast corner of Tract No. 2; thence South 05° 30' 40" East 40.00 feet along the easterly line of Tract No. 2 to an iron stake (set); thence continue South 05° 30' 40" East 120.80 feet (Total distance measured=160.80 feet) along the easterly line of Tract No. 2 to an iron stake (set) at the southeast corner of Tract No. 2; thence South 84° 20' 20" West 252.64 feet along a southerly line of Tract No. 2 to an iron stake (set) at a southwest corner of Tract No. 2 and a northeast corner of Tract No.1; thence South 19° 39' 55" West 180.74 feet along an easterly line of Tract No. 1 to an iron stake (set) at a southeast corner of Tract No.1; thence South 84° 20' 20" West 248.49 feet along the southerly line of Tract No. 1 to the point of beginning containing 7.43, more or less, acres of land (323.598, more or less, square feet) being subject to all codes, regulations and revisions, easements and right-of-ways of record.

I, the undersigned trustee, will sell and convey only such title as is vested in me as Trustee of the above-mentioned Deed of Trust.

Witness the signature of the undersigned Trustee on this the 12<sup>th</sup> day of February, 1998.

  
J. P. HUGHES, JR.

Publish 4 Times