

STATE OF MISSISSIPPI  
COUNTY OF Desoto

Paul R. Rhodes and Helen A. Rhodes  
MGN 6510091217

SUBSTITUTED TRUSTEES DEED

WHEREAS, on August 18, 1994, Paul R. Rhodes and wife, Helen A. Rhodes, executed a Deed of Trust to William F. Jones, Trustee for the benefit of Magnolia Federal Bank for Savings, which Deed of Trust is filed for record in Book 721 at Page 733 in the office of the Chancery Clerk of Desoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Magna Mortgage Company, by instrument dated January 16, 1997 and recorded in Book 882 at Page 513 and by that instrument dated October 31, 1997 which is recorded in Book 1001 at Page 557 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Union Planters PMAC, Inc., f/k/a Magna Mortgage Company, appointed and substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated July 10, 2001, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 1355 at Page 700 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Union Planters PMAC, Inc., to foreclose under the terms of said Deed of Trust, I did on September 13, 2001, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front door of the County Courthouse of Desoto County, Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in Desoto County, Mississippi, being more particularly described as follows, to wit:

LOT TWENTY-ONE (21), SECTION A SOUTHAVEN SUBDIVISION IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AND SHOWN ON REVISED PLAT OF SAID SUBDIVISION WHICH IS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of

said sale, together with a description of the property to be sold, was given by publication in the Desoto County Times, a newspaper published in Desoto County, Mississippi for four consecutive weeks preceding the date of sale. The first notice of the publication appeared on August 16, 2001, and subsequent notices appeared on August 23, 30, September 6, 2001, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front door of the County Courthouse of Desoto County, Hernando, Mississippi for said period of four consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Union Planters PMAC, Inc., bid for said property in the amount of \$35,250.00, which being the highest and best bid, the same was then and there struck off to Union Planters PMAC, Inc., and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Union Planters PMAC, Inc., the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on September 13, 2001.

J. Gary Massey  
J. Gary Massey, Substituted Trustee

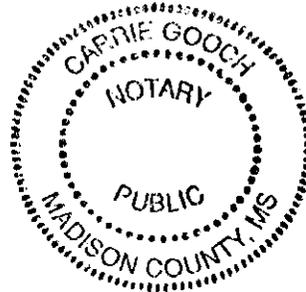
STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on September 13, 2001, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

Carrie C. Gooch  
Notary Public

My Commission Expires:

Notary Public State of Mississippi At Large  
My Commission Expires: February 20, 2004  
Bonded Thru Heiden, Brooks & Garland, Inc.



GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee  
Shapiro & Massey, L.L.P.  
Deposit Guaranty Building  
200 East Capitol Street, Suite 1745  
Jackson, MS 39201  
601-968-9986 / 10 6  
S&M #01-1239

GRANTEE'S ADDRESS:

Union Planters Bank PMAC  
P. O. Box 18001  
Hattiesburg, MS 39404-8001  
800-986-2462  
3 6

PREPARED BY:

J. Gary Massey, Substitute Trustee  
Deposit Guaranty Building  
200 East Capitol Street, Suite 1745  
Jackson, MS 39201  
601-968-9986

