

PREPARED BY AND RETURN TO:
D.B. BRIDGFORTH
P.O. BOX 241
SOUTHAVEN, MS 38671
662-393-4450

MS
STATES MS. - DESOTO CO.
FEB 13 10 40 AM '02

BK 411 PG 506
W.E. DAVIS CH. CLK.

SUBSTITUTE TRUSTEE'S DEED

D.B. BRIDGFORTH, SUBSTITUTE TRUSTEE

GRANTOR

TO

THE MARKET GROUP, LLC

GRANTEE

WHEREAS, on June 1, 1998, Griffin Express, LLC as Trustor, executed a Deed of Trust and Absolute Assignment of Rents and Leases and Fixture Filing to Edward A Wilmesherr as Trustee for the benefit of Convenience Store Finance Company, LLC a Delaware limited liability company, as Beneficiary, said Deed of Trust being recorded in Real Estate Trust Deed Book 1005, Page 0178, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to The Market Group, LLC, a limited liability company by assignment of instruments, debts and rights dated November 9, 2001 recorded in Real Estate Trust Deed Book 1410, Page 621 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, The Market Group, LLC, pursuant to authority contained in said instrument has appointed D. B. Bridgforth as Substitute Trustee by instrument dated December 10, 2001, appearing of record in Real Estate Trust Deed Book 1429, Page 144, 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, and the Absolute Assignment of Rents and Leases and Fixture Filing and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said instrument, and the holder of said indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land in accordance with the terms of the Deed of Trust.

WHEREAS, the undersigned Substitute Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale by Substitute Trustee's Notice of Sale having been published in The DeSoto Times Today, a newspaper published in Hernando, DeSoto County, Mississippi in the January 10, January 17, January 24, and January 31, 2002 issues of said newspaper advertising the sale of the property for Friday, the 1st day of February, 2002, as is shown on the proof of publication attached hereto, and by posting a copy of said notice on the bulletin board in the DeSoto County Courthouse in Hernando, Mississippi; and

WHEREAS, said Substitute Trustee did, within legal hours, offer said property for sale to the highest and best bidder for cash at the east front door of the County Courthouse in Hernando, DeSoto County, Mississippi on the 1st day of February, 2002, at which time the Trustee announced that the sale would be adjourned to February 6, 2002 and be held within legal hours on said date; and

WHEREAS, the said Substitute Trustee did, within legal hours on February 6, 2002, resume the sale and there appeared at the sale The Market Group, LLC bidding the sum of \$981,000.00 and said bid was declared by the undersigned Substitute Trustee to be the highest and best bid and the property was sold to The Market Group, LLC.

NOW, THEREFORE, the undersigned Substitute Trustee, in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said The Market Group, LLC, the following real estate situated and located in the City of Hernando, DeSoto County, Mississippi, to-wit:

0.8139, more or less, acre tract of land being known as the Road Runner-1 lot Subdivision (Plat Book 31, Page 14), being located in the Southwest Quarter of Section 26, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi. Begin at a concrete monument (found) in the northerly line of Goodman (Miss. State Highway No. 302) said monument being 243.41 feet westwardly and 64.75 feet northwardly from a P.K. Nail (found) at the accepted southeast corner of the Southwest Quarter of Section 26, Township 1 South, Range 8 West and being the present centerline intersection of Goodman (Miss. Highway No. 302) and U. S. Highway 51 and the true point of beginning for the herein described tract; thence South 89° 41' 0" West 60.10 feet with the northerly line of Goodman Road to an iron stake (found); thence North 01° 40' 0" East 158.36 feet to an iron stake (found); thence North 01° 40' 0" East 158.36 feet to an iron stake (found); thence North 45° 40' 30" East 100.0 feet to an iron stake (found); North 89° 41' 0" East 159.27 feet to an iron stake (found); in the westerly line of U. S. Highway 51; thence southwardly 60.02 feet (chord distance = 60.02 feet chord bearing= South 02° 16' 41" West) along a curve to the left having an external radius of 17,248.74 feet with the westerly line of said highway to an iron stake (set); thence South 45° 43' 0" West 241.70 feet to the point of beginning containing 0.8139, more or less, acres of land being subject to all codes, subdivision covenants and restrictions and right of ways of record.

The undersigned Substitute Trustee believes the title hereby conveyed to be good but conveys only such title as is vested in him as Substitute Trustee.

WITNESS the signature of D. B. Bridgforth, Substitute Trustee, this the 6th day of February, 2002.

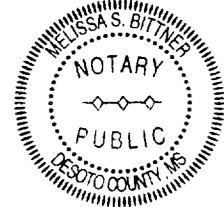
D. B. Bridgforth
D. B. BRIDGFORTH, SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 6th day of February, 2002, within my jurisdiction, the within named D. B. BRIDGFORTH, who acknowledged that he is the Substitute Trustee for The Market Group, LLC, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

Melissa S. Bittner
Notary Public

My Commission Expires:
9-22-2004



MY COMMISSION EXPIRES:
September 22, 2004

Grantor's Address:
1607 State Line Rd.
Southaven, MS 38671
Ph. (W) 662-393-4450
Ph. (H) N/A

Grantee's Address:
5170 Sanderlin Ave., Suite 201
Memphis, TN 38117
Ph. (W) 901-763-0160
Ph. (H) N/A



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Cyndi Pittman 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:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 1, 1998, Griffin Express, LLC as Trustor, executed a Deed of Trust and Absolute Assignment of Rents and Leases and Fixture Filing to Edward A. Wilmesher as Trustee for the benefit of Convenience Store Finance Company, LLC, a Delaware limited liability company, as Beneficiary, said Deed of Trust being recorded in Real Estate Trust Deed Book 1005, Page 0178, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to The Market Group, LLC, a limited liability company by assignment of instruments, debts and rights dated November 9, 2001 recorded in Real Estate Trust Deed Book 1410, Page 621 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, The Market Group, LLC, pursuant to authority contained in said instrument has appointed D. B. Bridgforth as Substitute Trustee to act in the place and stead of the original Trustee, pursuant to authority contained in said instrument which was dated December 10, 2001, and recorded in Real Estate Trust Deed Book 1429, Page 144, 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 Absolute Assignment of Rents and Leases and Fixture Filing and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust and Absolute Assignment of Rents and Leases and Fixture Filing, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust and Absolute Assignment of Rents and Leases and Fixture Filing, and the holder of said indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land in accordance with the terms of said instrument.

NOW, THEREFORE, I, D. B. Bridgforth, Substitute Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust and Absolute Assignment of Rents and Leases and Fixture Filing, will on Friday, the 1st day of February, 2002, offer for sale at public outcry and sell, within legal hours at the east front door of the DeSoto County Courthouse in Hernando,

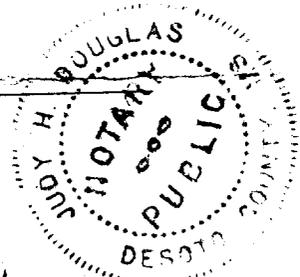
- Volume No. 107 on the 10 day of Jan., 2002
- Volume No. 107 on the 17 day of Jan., 2002
- Volume No. 107 on the 24 day of Jan., 2002
- Volume No. 107 on the 31 day of Jan., 2002
- Volume No. _____ on the _____ day of _____, 2002

Cyndi Pittman
(TITLE)

Sworn to and subscribed before me, this 31 day of Jan., 2002

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: January 16, 2005
BONDED THRU Dixie Notary Service, INC.



- A. Single first insertion of 727 words @ .12 \$ 87.24
- B. 3 subsequent insertions of 2181 words @ .10 \$ 218.10
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 308.34

Mississippi, to the highest and best bidder for cash, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

0.8139, more or less, acre tract of land being known as the Road Runner-1 lot Subdivision (Plat Book 31, Page 14), being located in the Southwest Quarter of Section 26, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi. Begin at a concrete monument (found) in the northerly line of Goodman (Miss. State Highway No. 302) said monument being 243.41 feet westwardly and 64.75 feet northwardly from a P.K. Nail (found) at the accepted southwest corner of the Southwest Quarter of Section 26, Township 1 South, Range 8 West and being the present centerline intersection of Goodman (Miss. Highway No. 302) and U. S. Highway 51 and the true point of beginning for the herein described tract; thence South 89° 41' 0" West 80.10 feet with the northerly line of Goodman Road to an iron stake (found); thence North 01° 40' 0" East 158.38 feet to an iron stake (found); thence North 01° 40' 0" East 158.38 feet to an iron stake (found); thence North 45° 40' 30" East 100.0 feet to an iron stake (found); North 89° 41' 0" East 159.27 feet to an iron stake (found); in the westerly line of U. S. Highway 51; thence southwardly 60.02 feet (chord distance = 60.02 feet chord bearing = South 02° 16' 41" West) along a curve to the left having an external radius of 17,248.74 feet with the westerly line of said highway to an iron stake (ast); thence South 45° 43' 0" West 241.70 feet to the point of beginning containing 0.8139, more or less, acres of land being subject to all codes, subdivision covenants and restrictions and right of ways of record.

I will sell and convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, this the 8th day of January, 2002.
D. B. BRIDGFORTH, SUBSTITUTE TRUSTEE

PUBLISH: January 10, January 17, January 24, and January 31, 2002.

B & B