

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, default was made in the performance of the conditions and stipulations as set out by that certain Deed of Trust from James Brent McMaster and Angela D. McMaster for the use and benefit of Merchants & Farmers Bank, under the date of March 2, 2001, and of record in Book 1301 at Page 411 of Deeds of Trust in the Office of the Chancery Clerk of DeSoto County at Hernando, Mississippi, reference to which is hereby made; and,

WHEREAS, by instrument dated December 2, 2002, and of record in Book 1616 at Page 0046 of the records in the Office of the Chancery Clerk of DeSoto County, Mississippi, Merchants & Farmers Bank, the holder of the indebtedness secured by said Deed of Trust did appoint Marc K. McKay, as Substituted Trustee, in the place and stead of the original trustee and any other subsequently named Trustee in said Deed of Trust; and,

WHEREAS, I did advertise the hereafter described property for sale in the *DeSoto Times Today*, Hernando, Mississippi, on January 7, 2003, January 14, 2003, January 21, 2003, and January 28, 2003; 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 legal holder of said indebtedness, Merchants & Farmers Bank, 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 for the purpose of raising the sums due thereunder, together with attorneys' fees, Substituted Trustee's fees and expenses of sale; and,

WHEREAS, the Substituted Trustee's Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the DeSoto County Courthouse at Hernando, State of Mississippi, and

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BK 438 PG 530
W.E. DAVIS CH. CLK.

WHEREAS, the undersigned Substituted Trustee, after posting and publication of Notice of Sale as required by the terms of the Deed of Trust and the laws of the State of Mississippi within the legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on the 3rd day of February, 2003, at public outcry, offered the hereinafter described property for sale at the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi; and,

WHEREAS, everything necessary to be done was done to make and effect a good and lawful sale; and,

WHEREAS, at such sale Joseph Habkoug and Jennifer Woodard, bid the sum of \$42,200.30; and,

WHEREAS, said bid by Joseph Habkoug and Jennifer Woodard was the highest and best bid; and,

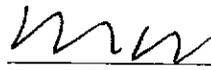
WHEREAS, the within described property was there and then struck off to Joseph Habkoug and Jennifer Woodard and they were declared the purchasers thereof; and,

NOW, THEREFORE, I, Marc K. McKay, Substituted Trustee, in consideration of the full payment of the sum of \$42,200.30 do hereby sell and convey to Joseph Habkoug and Jennifer Woodard, as Joint Tenants with full rights of survivorship and not as tenants in common, the following described property located and situated in DeSoto, Mississippi, to-wit:

Lot 1908, Section H, Southaven West Subdivision, located in Section 22, Township 1 South, Range 8 West, as shown on plat of said subdivision of record in Plat Book 3, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference to hereby made for a more particular description of said lot.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 10th day of February, 2003.



Marc K. McKay, Substituted Trustee

STATE OF MISSISSIPPI:

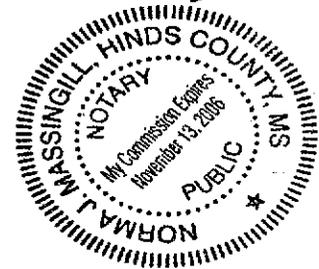
COUNTY OF MADISON:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 10th day of February, 2003, within my jurisdiction, the within named Marc K. McKay, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

Norma J. Massingill
NOTARY PUBLIC

MY COMMISSION EXPIRES:



GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

Marc K. McKay, Substituted Trustee
P.O. Box 2488
Ridgeland, Mississippi 39158-2488
(601) 856-5794
No second number

Joseph Habkoux and Jennifer Woodard
4826 Derby Dr.
Southaven, MS 38671
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(901)503-3356

Prepared by:

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INDEXING INSTRUCTIONS: Lot 1908, Section H, Southaven West S/D, Section 22, T1S, R8W, DeSoto County, Mississippi

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
 COUNTY OF DESOTO

Lisa Fuller 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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on March 2, 2001, James Brent McMaster and Angela D. McMaster as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1301 at Page 411, executed a Deed of Trust to L. Scott Pickle, Trustee for the benefit of Merchants & Farmers Bank, securing an indebtedness therein described and covering the property hereinafter described;

WHEREAS, said Merchants & Farmers Bank, under the power granted to it in said Deed of Trust, by instrument of date December 2, 2002, duly spread upon the record and recorded in Book 1616 at Page 0048 in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substituted Trustee;

WHEREAS, default having been made by said James Brent McMaster and Angela D. McMaster in the payment of the above mentioned indebtedness as it fell due, and payment having been requested by Merchants & Farmers Bank, the legal holder of the indebtedness secured by and described in the above mentioned Deed of Trust;

WHEREAS, the undersigned was called upon to execute the Trust therein contained, the owner of the indebtedness secured by said Deed of Trust having declared it due and payable, and to sell said property under the provisions of said Deed of Trust for the purpose of raising said sum so secured and unpaid, together with the expenses of selling same, including Trustee's and attorney fees;

NOW, THEREFORE, I, the undersigned Marc K. McKay, being the Substituted Trustee, do hereby give notice that on February 3, 2003, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse in Hernando, State of Mississippi, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Lot 1908, Section H, Southaven West Subdivision, located in Section 22, Township 1 South, Range 8 West, as shown on plat of said subdivision of record in Plat Book 3, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference to heroby made for a more particular description of said lot.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 30th day of December, 2002.

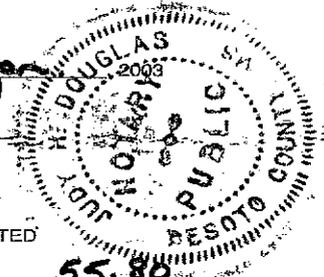
MARC K. MCKAY
 SUBSTITUTED TRUSTEE
 MCKAY SIMPSON LAWLER
 FRANKLIN & FOREMAN, PLLC
 Attorneys at Law
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 Ridgeland, MS 39158-2488
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 POSTED THIS January 2, 2003
 PUBLISHED: January 7, 2003,
 January 14, 2003, January 21,
 2003, and
 January 28, 2003

Volume No. 108 on the 7 day of Jan., 2003
 Volume No. 108 on the 14 day of Jan., 2003
 Volume No. 108 on the 21 day of Jan., 2003
 Volume No. 108 on the 28 day of Jan., 2003
 Volume No. _____ on the _____ day of _____, 2003.

Lisa Fuller
 (TITLE)

Sworn to and subscribed before me, this 28 day of Jan., 2003

BY Judy Douglas



NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
 MY COMMISSION EXPIRES: JANUARY 16, 2005
 BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 465 words @ .12 \$ 55.80
 B. 3 subsequent insertions of 1395 words @ .10 \$ 139.50
 C. Making proof of publication and depositing to same \$ 3.00
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