

SUBSTITUTE TRUSTEE'S DEED

On the 8th day of March, 2000, **Clifton Jeans, a married man, and wife, Annie Maie L. Jeans**, executed to William A. Baskins, as Trustee, a certain Deed of Trust recorded in the Chancery Clerk's Office of DeSoto County, Mississippi in **Book 1196, Page 313**; and

WHEREAS, on the 10th day of June, 2004, a Substitution of Trustee was filed substituting for William A. Baskins, and in his place and stead, T. Robert Abney or Robert F. Uhlmann, Substitute Trustees, which Substitution of Trustee was filed in the Chancery Clerk's Office of DeSoto County, Mississippi in **Book 2007, page 187**.

The property is known as **7340 Craft Rd., Hernando, Mississippi**, and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in The DeSoto Times, which is a daily newspaper published in Olive Branch, Mississippi, for four (4) consecutive weeks, such advertisement appearing on July 2, July 9, July 16, and July 23, 2004. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was **July 30, 2004** between the legal hours of eleven o'clock (11:00 a.m.) and four o'clock (4:00 p.m.) and was held at 3:00 p.m. and at the place mentioned in the advertisement which was in front of the East Door and at the Highway 51 South entrance of the DeSoto County Courthouse, 2535 Highway 51 South, Hernando, Mississippi 38632, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **James C. Threatt**, at and for the sum of Sixteen Thousand Nine Hundred Forty and 00/100 Dollars, (\$16,940.00) which was the highest and best valid bid offered, and the purchaser, **James C. Threatt**, has complied with its bid by payment of such sum to the Substitute Trustee. Attached hereto are certificates of the publication of Sale Notice.

NOW, THEREFORE, the undersigned, Robert F. Uhlmann, Substitute Trustee, does hereby bargain, sell, and convey unto the said **James C. Threatt**, subject to any prior Deeds of Trust, real estate taxes, assessments and liens, the property above mentioned and now more fully described as follows:

One (1) acre, in the shape of a square situated in the Southwest Quarter of Section 8, Township 3, Range 6 West, and more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Southwest Quarter of said Section 8; thence West 462 feet along the North line of said quarter section to the Northeast corner of the Cora Jeans 10 acre tract; thence South 734.46 feet along the East Line of said 10 acre tract to an iron pin, FOR THE POINT OF BEGINNING OF SAID ONE ACRE PARCEL; thence South 210 feet to a point 20 feet South of an iron axle found; thence West 210 feet to a point 20 feet South of an iron pin set; 1 thence North 210 feet to an iron pin set; thence East 210 feet to the point of beginning, and as said lands are shown by a Survey Plat of Ronald R. Williams, C.E., Revised May 5, 1975, and attached hereto.

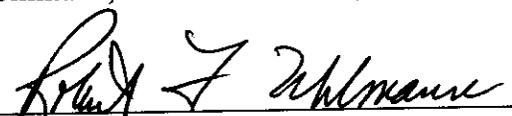
Being the same property conveyed to Clifton Jeans and wife, Annie Mae L. Jeans from James Roy Browdre by Quit Claim Deed recorded in the DeSoto County Chancery Court Clerk's Office in Book 366, page 750, filed February 3, 2000.

Parcel No. 1063-0800.0-00024.00

The said Robert F. Uhlmann, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Robert F. Uhlmann, Substitute Trustee, has hereunto set his hand this 2nd day of August, 2004.


Robert F. Uhlmann, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 2nd day of August, 2004, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared Robert F. Uhlmann, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes stated therein.

WITNESS my hand and Notarial Seal at office the day and year above written.

Christine W. Davis
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES:
March 27, 2007



AFFIDAVIT OF VALUE

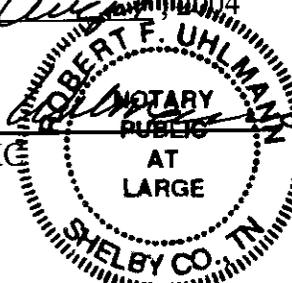
STATE OF Tennessee
COUNTY OF Shelby

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Sixteen Thousand Nine Hundred Forty and 00/100 Dollars, (\$16,940.00), which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

James C. Threatt
AFFIANT

SWORN TO AND SUBSCRIBED before me this 2nd day of August, 2004

Robert F. Uhlmann
NOTARY PUBLIC



My Commission Expires:

My Commission Expires
March 25, 2008

FOR REGISTER'S USE ONLY

Owner: James C. Threatt

Property known as: 7340 East Craft Rd., Hernando, MS 38632

Tax Parcel No.: 1063-0800.0-00024.00

Send Tax Notice to: James C. Threatt
796 Pleasant Hill Rd.
Hernando, MS 38651

GRANTOR: Robert F. Uhlmann, Substitute Trustee, 150 Court, 2nd Flr., Memphis, TN 38103
(901) 525-2426 and 526-6349

GRANTEE: James C. Threatt,
796 Pleasant Hill Rd.
Hernando, MS 38651
cell- 629-7791 Home & business

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 478 PG 598
LE. DAVIS CH. CLK.

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:

- Volume No. 109 on the 2 day of July, 2004
- Volume No. 109 on the 9 day of July, 2004
- Volume No. 109 on the 16 day of July, 2004
- Volume No. 109 on the 23 day of July, 2004
- Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

SUBSTITUTE TRUSTEE'S SALE
Default having been made in the payment of the debts and obligations secured to be paid in a certain Deed of Trust executed the 8th day of March, 2000, Clifton Jeans, a married man, and wife, Annie Mae L. Jeans, executed a Deed of Trust to William A. Baskins, as Trustee, with Sacred Heart Southern Missions Housing Corporation as beneficiary; which Deed of Trust is recorded in the Chancery Clerk's Office of DeSoto County, in Book 1196, Page 313; and which T. Robert Abney or Robert F. Uhlmann of Shelby County, Tennessee were substituted in the place and stead of William A. Baskins, as Substitute Trustee pursuant to a Substitution of Trustee filed in the Chancery Clerk's Office of DeSoto County, Mississippi in Book 2007, Page 187 on June 10, 2004; and the holder of the note, Sacred Heart Southern Missions Housing Corporation, and the owner of the debt secured having requested the undersigned to advertise and sell the property described in and conveyed by said Deed of Trust, all of the said indebtedness having matured by default in the payment of a part thereof, at the option of the owner, this is to give notice that T. Robert Abney or Robert F. Uhlmann, Substitute Trustee, will on Friday, July 30, 2004, between the legal hours of eleven o'clock (11:00 a.m.) and four o'clock (4:00 p.m.) in front of the East Door and at the Highway 51 South entrance of the DeSoto County Courthouse, 2535 Highway 51 South, Hernando, Mississippi 38632, proceed to sell at public outcry to the highest and best bidder for cash, the following described property, to-wit:
One (1) acre, in the shape of a square situated in the Southwest Quarter of Section 8, Township 3, Range 6 West, and more particularly described as follows, to-wit:
Commencing at the Northeast corner of said Southwest Quarter of said Section 8; thence West 462 feet along the North line of said quarter section to the Northeast corner of the Cora Jeans 10 acre tract; thence South 734.46 feet along the East line of said 10 acre tract to an iron pin, FOR THE POINT OF BEGINNING OF SAID ONE ACRE PARCEL; thence South 210 feet to a point 20 feet South of an iron axle found; thence West 210 feet to a point 20 feet South of an iron pin set; 1 thence North 210 feet to an iron pin set; thence East 210 feet to the point of beginning, and as said lands are shown by a Survey Plat of Ronald R. Williams, C.E., Revised May 5, 1975, and attached hereto.

Parcel No. 1063-0800-0-00024.00
Property also known as: 7340 Craft Rd., Hernando, MS
OTHER INTERESTED PARTIES: Clifton Jeans, Jr.; Ruby Payne Jeans; Dorothy Neil Jeans; Alonzo Jeans; Terry Ruth Jeans; Alma Louise Jeans; Dora Ann Jeans; and any/all unnamed heirs.
All right an equity of redemption, statutory and otherwise, homestead and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but T. Robert Abney or Robert F. Uhlmann, Substitute Trustee, will sell and convey only as Substitute Trustee, subject to any prior deeds of trust, real estate taxes, assessments and liens.
The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.
T. Robert Abney, Substitute Trustee
Robert F. Uhlmann, Substitute Trustee
Cochran, Uhlmann, Abney, Duck & Wright
BY: Charles D. Wright
Attorney at Law
July 2, 9, 16 & 23, 2004

Sworn to and subscribed before me, this 23 day of July, 2004

BY *Judy H. 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 605 words @ .12 \$ 72.60
 - B. 3 subsequent insertions of 1815 words @ .10 \$ 181.50
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 257.10