

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Corey P. Smith
UPN 9830351695

SUBSTITUTED TRUSTEES DEED

WHEREAS, on March 20, 2002, Corey P. Smith, an unmarried person, executed a Deed of Trust to Emmett James House and Bill R. McLaughlin, Trustee for the benefit of Union Planters Bank, National Association, which Deed of Trust is filed for record in Book 1480 at Page 11 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Regions Bank DBA Regions Mortgage, successor by merger to Union Planters Bank, N.A., being one and the same as Union Planters Bank, National Association, 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 7, 2005, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2255 at Page 512 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 Regions Bank DBA Regions Mortgage to foreclose under the terms of said Deed of Trust, I did on May 11, 2006, 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 261, Section A-1, Southaven Subdivision, located in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat of record in Plat Book 2, Pages 41 and 42 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 three consecutive weeks preceding the date of sale. The notices were published on April 20, 27 and May 4, 2006, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at

Shapin

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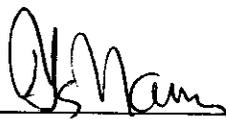
the East front door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Regions Bank DBA Regions Mortgage bid for said property in the amount of \$77,350.15, which being the highest and best bid, the same was then and there struck off to Regions Bank DBA Regions Mortgage and it was declared the purchaser thereof.

WHEREAS, Regions Bank DBA Regions Mortgage has requested transfer and assignment of its bid to the Federal National Mortgage Association and has authorized the undersigned to convey the property described above to the Federal National Mortgage Association; and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of Regions Bank DBA Regions Mortgage as the highest and best bidder to the Federal National Mortgage Association pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

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

WITNESS MY SIGNATURE, on May 11, 2006.



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 this the Eleventh day of May, 2006, 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.



Notary Public



My commission expires

GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee
1910 Lakeland Drive, Suite B
Jackson, MS 39216
601-981-9299
S&M #06-0391

GRANTEE'S ADDRESS:

950 East Paces Ferry Rd. - Suite 1900
Atlanta, GA 30326-1161
404-398-6000

PREPARED BY:

J. Gary Massey, Substitute Trustee
1910 Lakeland Dr., Suite B
Jackson, MS 39216
601-981-9299

INDEX: Lot 261, Sec A-1, Southaven Sub, DeSoto Co., MS



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith 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 3 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on March 20, 2002, Conny P. Smith, an unmarried person, executed a certain deed of trust to Emmett James House and Bill R. McLaughlin, Trustee for the benefit of Union Planters Bank, National Association, which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 1480 at Page 11; and

WHEREAS, Regions Bank DBA Regions Mortgage, successor by merger to Union Planters Bank, N.A., being one and the same as Union Planters Bank, National Association, has heretofore substituted J. Gary Massey as Trustee by instrument dated July 7, 2005 and recorded in the aforesaid Chancery Clerk's Office in Book 2255 at Page 512; and

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on May 11, 2006 offer for sale at public outcry and sell within 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, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 261, Section A-1, Southaven Subdivision, located in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown by plat of record in Plat Book 2, Pages 41 and 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 13th day of April, 2006.

J. Gary Massey
SUBSTITUTED TRUSTEE
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299
1764 Vicksburg Dr., Southaven, MS
06-0391/dht
Publication Date: April 13, 2006

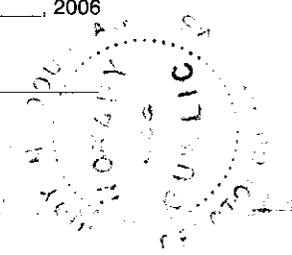
Volume No. 111 on the 20 day of April, 2006
Volume No. 111 on the 27 day of April, 2006
Volume No. 111 on the 4 day of May, 2006
Volume No. _____ on the _____ day of _____, 2006
Volume No. _____ on the _____ day of _____, 2006

Diane Smith

Sworn to and subscribed before me, this 4 day of May, 2006

Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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