

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
404-329-8322 ext 1502

MSP # 0715400MS
Loan # 7440276590/ Bolton

4/29/08 11:21:19
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DESOTO COUNTY, MS
CH CLERK

INDEXING INSTRUCTIONS: Lot 146, Phase III, Section H, The Lakes of Delta Bluffs, located in Section 26 and 27, Township 1 South, Range 9 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Margaret Bolton and Charles A. Bolton executed a Deed of Trust in favor of Bridgforth and Buntin, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Pinnacle Financial Corporation dba Tri Star Lending Group, dated September 27, 2005, and recorded in Book 2318, Page 117 of the Land Records of De Soto County, Mississippi; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Pinnacle Financial Corporation dba Tri Star Lending Group, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated July 18, 2007, and recorded in Book 2846, Page 185 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on February 28, 2008, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, 2535 Highway 51 South Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

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Lot 146, Phase III, Section H, The Lakes of Delta Bluffs, PUD, situated in Section 26 and 27, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, Pages 17-18, in the office of the Chancery Clerk of DeSoto County, Mississippi

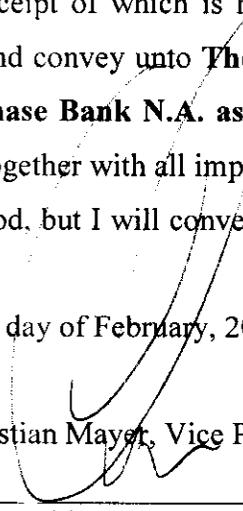
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on February 7, 2008, and subsequent notices appeared on 02/14/2008 and 02/21/2008. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on February 7, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee bid for said property in the amount of \$114,750.00 and this being the highest and best bid the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee was declared the successful bidder and the same was then and there struck off to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$114,750.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 28 day of February, 2008.

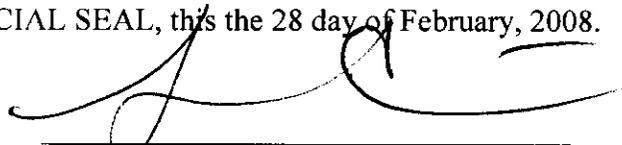

Christian Mayer, Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

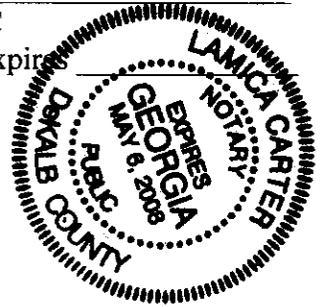
STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 28 Day of February, 2008, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28 day of February, 2008.



NOTARY PUBLIC
My Commission Expires



Grantor:
Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
404-329-8322

Grantee:
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee
1100 Virginia Drive
Fort Washington, PA 19034
800-850-4622

