

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181

10/14/08 10:33:12 SS
BK 595 PG 467 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 90, Section B, Wellington Square East, PUD, situated in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Eula Godwin aka Eula C. Godwin executed a Deed of Trust in favor of Lem Adams III, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Suntrust Mortgage Inc., dated November 3, 2006, and recorded in Book 2601, Page 382 of the Land Records of De Soto County, Mississippi; and

WHEREAS, Suntrust Mortgage Inc., 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 June 12, 2008, and recorded in Book 2919, Page 686 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 August 21, 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, 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:

Lot 90, Section B, Wellington Square East, PUD, situated in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as plat thereof recorded in Plat Book 93, Pages 13-14, 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

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terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times , 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 July 31, 2008, and subsequent notices appeared on 08/07/08 and 08/14/08. 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 July 31, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

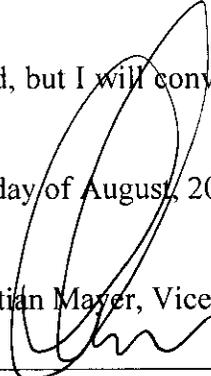
At said sale Suntrust Mortgage Inc. bid for said property in the amount of \$119,638.14 and this being the highest and best bid the said Suntrust Mortgage Inc. was declared the successful bidder and the same was then and there struck off to Suntrust Mortgage Inc.

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

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$119,638.14, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Federal National Mortgage Association**, 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 21 day of August, 2008.


Christian Mayer, Vice President

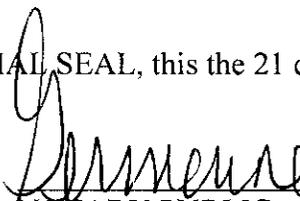
Nationwide Trustee Services, Inc.
Substitute Trustee

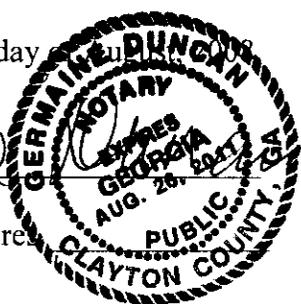
STATE OF GEORGIA
COUNTY OF DEKALB

Christian Mayer executing:

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 21 Day of August, 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 21 day


NOTARY PUBLIC
My Commission Expires



Grantor:
Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
404-234-9181

Grantee:
Federal National Mortgage Association
900 East Paces Ferry Road
Suite 1900
Atlanta, GA 30326-1161
404-398-6000

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:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
 STATE OF MISSISSIPPI
 COUNTY OF DE SOTO
 WHEREAS, on November 3, 2006, Eula Godwin aka Eula C. Godwin executed and delivered a certain Deed of Trust unto Lem Adams III, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Suntrust Mortgage Inc., to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2601, Page 382; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2845, Page 176; re-record Book 2919, Page 686; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do so, on August 21, 2008, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 90, Section B, Wellington Square East, PUD, situated in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as plat thereof recorded in Plat Book 93, Pages 13-14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 22nd day of July, 2008

Christian Mayer
 Christian Mayer, Vice President
 Nationwide Trustee Services, Inc.
 1587 Northeast Expressway
 Atlanta, Ga 30329
 (770) 234-9181 ext
 0721981MS
 PUBLISH: 07/31/08, 08/07/08,
 08/14/08

- Volume No. 113 on the 31 day of July, 2008
- Volume No. 113 on the 7 day of Aug., 2008
- Volume No. 113 on the 14 day of Aug., 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 14 day of Aug., 2008

BY Judy H. Conway

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

- A. Single first insertion of 323 words @ .12 \$ 38.76
 - B. 2 subsequent insertions of 646 words @ .10 \$ 64.60
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 106.36

