

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of October, 2007, a Deed of Trust was executed by Billy C. Smith and Judy T. Smith, a married couple, to L. Scott Pickle as Trustee for Merchants & Farmers Bank, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 2,810 at Page 771, and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Barry W. Bridgforth, Jr. as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2,974 at Page 208 thereof; 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 holder of said indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land in accordance with the terms of the Deed of Trust.

WHEREAS, the undersigned Substitute Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale by Substitute Trustee's Notice of Sale having been published in the DeSoto Times-Tribune, a newspaper published in DeSoto County, Mississippi in the December 23, 2008, December 30, 2008, January 6, 2009, and January 13, 2009, issues of said newspaper advertising the sale of the property for Wednesday, January 14, 2009, as is shown on the proof of publication attached hereto, and by posting a copy of said notice on the

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bulletin board in the courthouse for DeSoto County, Mississippi, situated in the City of Hernando, Mississippi; and

WHEREAS, said Substitute Trustee did, within legal hours, offer said property for sale to the highest and best bidder for cash at the east front door of the Courthouse of DeSoto County, Mississippi, situated in Hernando, Mississippi; and

WHEREAS, there appeared at the sale Merchants & Farmers Bank who bid the sum of \$133,655.38 and said bid was declared by the undersigned Substitute Trustee to be the highest and best bid and the property was struck off and sold to Merchants & Farmers Bank for said amount and said bidder was declared the purchaser thereof.

NOW, THEREFORE, the undersigned Substitute Trustee, in consideration of the premises and the payment of said bid, which amount has been applied toward the payment of said indebtedness, hereby bargains, sells, conveys, and confirms unto said Merchants & Farmers Bank the following real estate situated and located in DeSoto County, Mississippi, to-wit:

Lot 66, Trinity Lakes, Revised PUD, Phase I, situated in Section 12, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat recorded in Plat Book 73, Pages 32-34, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Substitute Trustee believes the title hereby conveyed to be good but conveys only such title as is vested in him as Substitute Trustee.

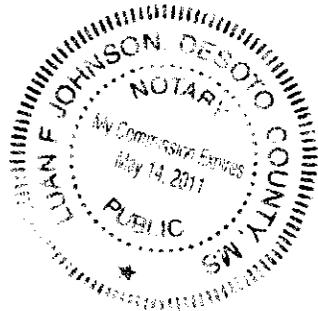
WITNESS the signature of Barry W. Bridgforth, Jr., Substitute Trustee, this the 14th day of January, 2009.


BARRY W. BRIDGFORTH, JR.
Substitute Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 14th day of January, 2009, within my jurisdiction, the within named **Barry W. Bridgforth, Jr.**, who acknowledged that he is the Substitute Trustee for Merchants & Farmers Bank, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

(Seal)



Lamar F. Johnson

Notary Public

Grantor's Address:
5293 Getwell Road
Southaven, MS 38672
Ph. (W) 662-393-4450
Ph. (H) N/A

Grantee's Address:
P. O. Box 1847
Madison, MS 39130-1847
Ph. (W) 601-605-4617
Ph. (H) N/A

DESOTO TIMES-TRIBUNE

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-Tribune, 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:

NOTICE OF SALE
 WHEREAS, on the 23rd day of December, 2008, a Deed of Trust was executed by Garry W. Brogdon, Jr. and L. Scott Parks as Trustees for Merchants & Farmers Bank, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 2,810 at Page 771; and

WHEREAS, under the terms of said Deed of Trust Merchants & Farmers Bank is authorized to appoint a trustee in the place and stead of the original trustee named in said Deed of Trust or in place of any succeeding trustee.

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Garry W. Brogdon, Jr. as Trustee herein, as authorized by the terms thereof, by instrument recorded in the Office of the Chancery Clerk in Book 2,974 at Page 208 thereof; and

WHEREAS, default has been made in the performance of the conditions and covenants as set forth in said Deed of Trust, and having been requested by the legal holder of the said Deed of Trust to do so, Garry W. Brogdon, Jr. has assumed the authority conferred upon me in said Deed of Trust, will offer for sale and conveyance to the highest bidder (cash) at 11:00 o'clock a.m. and not later than 1:00 p.m.) at the east front door of the County Courthouse of DeSoto County, Mississippi, on Wednesday, the 13th day of January, 2009, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 2, Block 1, Phase 2, Revised Plat of the same, located in the City of Hernando, DeSoto County, Mississippi, for the purpose of the same, as shown on the Plat of the same, recorded in Book 2,810 at Page 771 of the Official Records of DeSoto County, Mississippi.

The same land and property shall be sold to the highest bidder for cash, and the proceeds of the sale shall be used to pay the amount due on the note secured by said Deed of Trust, and the balance, if any, shall be paid to the legal holder of the said Deed of Trust.

Witness my hand and the seal of my office this 13th day of January, 2009.

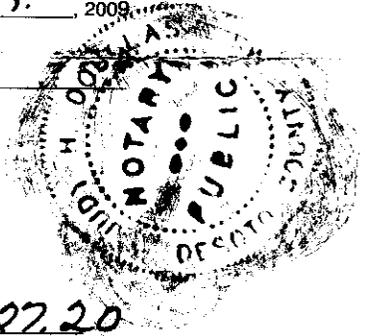
 Notary Public

- Volume No. 113 on the 23 day of Dec, 2008
- Volume No. 113 on the 30 day of Dec, 2008
- Volume No. 114 on the 6 day of Jan, 2009
- Volume No. 114 on the 13 day of Jan, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 13 day of Jan, 2009

BY Judy A. Dawgas



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

A. Single first insertion of 424 words @ .10 \$ 50.88
 B. 3 subsequent insertions of 1272 words @ .08 \$ 127.20
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 181.08