

Prepared by:

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on August 11, 2006, Phillip Busby and wife, Nancy Busby, executed a Deed of Trust to Christy Basler, Mgr., Trustee for the benefit of American General Financial Services, Inc., as recorded in the office of the Chancery Clerk of Desoto County, Mississippi, in Book 2,542 at Page 94, reference to which is hereby made, and,

WHEREAS, said American General Financial Services, Inc., under the power granted to it in said Deed of Trust, by instrument dated January 21, 2009, duly spread upon the record and recorded in Book 2,986 at Page 7, in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substituted Trustee;

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 legal holder of said indebtedness, American General Financial Services, Inc., having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorneys' fees, Substituted Trustee's fees and expenses of sale; and,

WHEREAS, I did advertise the hereafter described property for sale in *DeSoto Times-Tribune*, Hernando, Mississippi, on February 12, 2009, February 19, 2009, February 26, 2009, and March 5, 2009; and,

WHEREAS, the Substituted Trustee's Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the DeSoto County Courthouse at Hernando, State of Mississippi; and,

WHEREAS, the undersigned Substituted Trustee, after posting and publication of Notice of Sale as required by the terms of the Deed of Trust and the laws of the State of Mississippi within the legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) on the 9th day of March, 2009, at public outcry, offered the hereinafter described property for sale at the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi; and,

WHEREAS, everything necessary to be done was done to make and effect a good and lawful sale; and,

WHEREAS, at such sale American General Financial Services, Inc. bid the sum of \$196,400.00; and,

WHEREAS, said bid by American General Financial Services, Inc. was the highest and best

bid; and,

WHEREAS, the within described property was there and then struck off to American General Financial Services, Inc. and it was declared the purchaser thereof; and,

NOW, THEREFORE, I,

MARC K. MCKAY,
Post Office Box 2488
Ridgeland, Mississippi 39158-2488
(601) 572-8778

Substituted Trustee, in consideration of the full payment of the sum of \$196,400.00 do hereby sell and convey to

AMERICAN GENERAL FINANCIAL SERVICES, INC,
a Delaware Corporation
8230 Camp Creek Blvd.
Olive Branch, MS 38654
662-895-1291

the following described property located and situated in DeSoto County, Mississippi, to-wit:

INDEXING INSTRUCTIONS: Lot 11, Section B, DeSoto Farms Subdivision, in Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi

LEGAL DESCRIPTION: All that certain property situated in the County of DeSoto, and State of Mississippi, being described as follows:

Lot 11, Section B, DeSoto Farms Subdivision, in Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 50, Page 4, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the property conveyed in Warranty from Stonewall, Inc. to Phillip Busby and wife, Nancy Busby, dated 09/05/1996, recorded 09/11/1996, in Deed Book 306, Page 258, in the Clerk of Chancery Court for DeSoto County, Mississippi.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 20th day of March, 2009.



Marc K. McKay, Substituted Trustee

STATE OF MISSISSIPPI:

COUNTY OF MADISON:

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 20th day of March, 2009, within my jurisdiction, the within named Marc K. McKay, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

MY COMMISSION EXPIRES:

Silvia P. McMILLAN

NOTARY PUBLIC



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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 11, 2008, Phillip Busby and wife, Nancy Busby, executed a Deed of Trust to Christy Basler, Mgr., Trustee for the benefit of American General Financial Services, Inc., as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2,542 at Page 94, reference to which is hereby made, and,

WHEREAS, said American General Financial Services, Inc., under the power granted to it in said Deed of Trust, by instrument dated January 21, 2009, duly spread upon the record and recorded in Book 2,988 at Page 7, in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substituted Trustee;

WHEREAS, default having been made by said Phillip Busby and wife, Nancy Busby, in the payment of the above mentioned indebtedness as it fell due, and payment having been requested by American General Financial Services, Inc., the legal holder of the indebtedness secured by and described in the above mentioned Deed of Trust;

WHEREAS, the undersigned was called upon to execute the Trust aforesaid, the owner of the indebtedness secured by said Deed of Trust having declared it due and payable, and to sell said property under the provisions of said Deed of Trust for the purpose of raising said sum so secured and unpaid, together with the expenses of selling same, including Trustee's and attorneys fees;

NOW, THEREFORE, I, the undersigned Marc K. McKay being the Substituted Trustee, do hereby give notice that on March 8, 2009, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being the legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse in Hernando, State of Mississippi, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

All that certain property situated in the County of DeSoto, and State of Mississippi, being described as follows:

Lot 11, Section 8, DeSoto Farms Subdivision, in Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 50, Page 4, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Being the property conveyed in Warranty from Stoneall, Inc. to Phillip Busby and wife, Nancy Busby, dated 09/05/1996, recorded 09/11/1996, in Deed Book 308, Page 258, in the Clerk of Chancery Court for DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 6th day of February, 2009.
/s/Marc K. McKay
MARC K. MCKAY
SUBSTITUTED TRUSTEE
Marc K. McKay
MCKAY LAWLER FRANKLIN & FOREMAN, PLLC
Attorneys at Law
Post Office Box 2468
Hernando, Mississippi 39118-2468
601-578-4773

NOTED That February 8, 2009
FILED February 12, 2009
February 18, 2009, February 24, 2009, and March 5, 2009

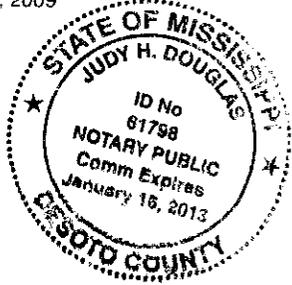
- Volume No. 114 on the 12 day of Feb., 2009
- Volume No. 114 on the 19 day of Feb., 2009
- Volume No. 114 on the 26 day of Feb., 2009
- Volume No. 114 on the 5 day of Mar., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 5 day of Mar., 2009

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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