

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

This instrument was prepared by and return to:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

GRANTOR'S ADDRESS:
P.O. Box 1456
Olive Branch MS 38654
Hm. Phone: 662-895-2996
Wk. Phone: 662-895-2996

GRANTEE'S ADDRESS:
P.O. Box 807
New Albany MS 38652
Hm. Phone: 662-534-9774
Wk. Phone: 662-534-9774

INDEX INSTRUCTIONS:
22.43 acre situated in the Northeast Quarter of Section 31, Township 2 South, Range 8 West, DeSoto County, MS
and 109.0 acres situated in the Northeast Quarter of Section 31, Township 2 South, Range 8 West, DeSoto County,
MS

TRUSTEE'S DEED

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

WHEREAS, on March 13, 2007, HIGH POINTE INVESTMENTS, LLC, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Eagle Land, LLC, which Deed of Trust is recorded in Trust Deed Book 2679, Page 586 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the said Eagle Land, LLC assigned the above referenced Deed of Trust to Citizens National Bank of Meridian, Mississippi by Assignment recorded in Book 2692, Page 393 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, on December 15, 2008, HIGH POINTE INVESTMENTS, LLC, executed a Correction Deed of Trust to James E. Woods, Trustee for the benefit of Eagle Land, LLC, which Deed of Trust is recorded in Trust Deed Book 2975, Page 379 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the said Eagle Land, LLC assigned the above referenced Correction Deed of Trust to Citizens National Bank of Meridian, Mississippi by Assignment recorded in Book 2977, Page 353 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has 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 the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Trustee, did pursuant to said request, on the 8th day of October, 2010, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Eagle Land, LLC, it being the highest bidder for cash at and for the sum of One Million Four Hundred Thousand and no/100 Dollars (\$1,400,000.00) the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

TRACT I:

Description of a 22.43 acre tract in part of the Northeast Quarter of Section 31, Township 2 South, Range 8 West, DeSoto County, Mississippi.

Beginning at the Northeast corner of Section 31, Township 2 South, Range 8 West; thence South along the centerline of Fogg Road, 457.0 feet to a point; thence South 86°-03' West 40.0 feet to a point in the West right-of-way of Fogg Road and the point of beginning of the following tract; thence South 2°-34' East 1152.0 feet along said West right-of-way of Fogg Road to a point; thence South 86°-03' West 848.0 feet to a point; thence North 2°-34' West 1152.0 feet to a point; thence North 86°-03' East 848.0 feet to the point of beginning and containing 22.43 acres more or less. All bearings are magnetic.

TRACT II:

Description of a 109.0 acre tract in part of the Northeast Quarter of Section 31, Township 2 South, Range 8 West, DeSoto County, Mississippi.

Beginning at the Southwest corner of the Northeast Quarter of Section 31, Township 2 South, Range 8 West; thence North 453.19 feet along the West line of said Northeast Quarter to the point of beginning of the following tract; thence North 0°-0'-14" West 2172.0 feet along said quarter section line to a point in the South right-of-way of Dean Road (80 feet wide); thence North 89°-21'-12" East 1283.81 feet along said South road right-of-way to a point; thence North 88°-13'-10" East 910.52 feet along said road right-of-way to a point; thence North 88°-39'-44" East 416.17 feet along said right-of-way to a point in the West right-of-way of Fogg Road (80 feet wide); thence South 0°-17'-39" East 417.0 feet along said road right-of-way to the Northeast corner of the Moore 22.4 acre tract; thence South 88°-42'-30" West 848.0 feet to the Northwest corner of said Moore tract; thence South 0°-05'-18" West 1152.0 feet to the Southwest corner of said Moore tract;

thence North 88°-42'-30" East 848.0 feet to the Southeast corner of said Moore tract; thence South 0°-06'-50" East 654.65 feet along the West right-of-way of Fogg Road to a point; thence South 89°-57'-34" West 2611.39 feet to the point of beginning and containing 109.0 acres more or less. All bearings are true North.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in the DeSoto Times-Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 15th day of September, 2010, and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: October 8, 2010.

THEREFORE, in consideration of the premises and the payment to me of the said sum of One Million Four Hundred Thousand and no/100 Dollars (\$1,400,000.00), by the said Eagle Land, LLC, the receipt of which is hereby acknowledged, I, James E. Woods Trustee do hereby convey and sell to Eagle Land, LLC, the land herein before described.

WITNESS MY SIGNATURE, this the 8 day of October, 2010.

James E. Woods
JAMES E. WOODS, TRUSTEE

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, Trustee, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 8th day of October, 2010.

Jason Wilton Bailey
NOTARY PUBLIC

My Commission Expires:
3/27/2012



DESOTO TIMES-TRIBUNE

Simply Making Life Better Since 1839

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:

TRUSTEE'S NOTICE OF SALE

WHEREAS, on March 13, 2007, HIGH POINTE INVESTMENTS, LLC, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Eagle Land, LLC, which Deed of Trust is recorded in Trust Deed Book 2679, Page 586 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

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WHEREAS, the said Eagle Land, LLC assigned the above referenced Correction Deed of Trust to Citizens National Bank of Meridian, Mississippi by Assignment recorded in Book 2977, Page 353 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said Deeds of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deeds of Trust, and the holder of said indebtedness, Citizens National Bank of Meridian, Mississippi, having requested the undersigned Trustee to execute the trust and sell the said land in accordance with the Deeds of Trust;

NOW, THEREFORE, I, James E. Woods, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deeds of Trust, will, on the 8th day of October, 2010, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi to-wit:

- Volume No. 115 on the 16 day of Sept., 2010
- Volume No. 115 on the 23 day of Sept., 2010
- Volume No. 115 on the 30 day of Sept., 2010
- Volume No. 115 on the 7 day of Oct., 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 7 day of Oct., 2010

BY Judy N. Douglas

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



- A. Single first insertion of 781 words @ .02 \$ 15.62
 - B. 3 subsequent insertions of 2343 words @ .02 \$ 46.86
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 331.02

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TRACT II:

Description of a 109.0 acre tract in part of the Northeast Quarter of Section 31, Township 2 South, Range 8 West, DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this the 15th day of September, 2010.

/s/ James E. Woods

JAMES E. WOODS, TRUSTEE
WATKINS LUDLAM WINTER & STENNIS, P.A.

6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

From dates: September 16, 2010, September 23, 2010, September 30, 2010 and October 7, 2010.