

OK 12/22/11 2:18:58
OK DK W BK 671 PG 707
OK DESOTO COUNTY, MS
OK W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE IS FOR RECORDING PURPOSES ONLY

✂
PREPARED BY AND RETURN TO:
BARRY W. BRIDGFORTH, JR., #9797
BRIDGFORTH & BUNTIN, PLLC
5293 GETWELL ROAD
SOUTHAVEN, MS 38672
(662)393-4450

Indexing Instructions:

Lot 136, Fairway Oaks Planned Unit Development, located in Section 6, Township 3 south, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 46, page 41, in the Office of the Chancery Clerk of DeSoto County, Mississippi to which plat reference is made for a more particular description. Subject to all restrictive covenants of record in Book 243, Page 26-40, in said Clerk's office.

SUBSTITUTE TRUSTEE'S DEED
(Cover Page)

Barry W. Bridgforth, Jr.,
Substitute Trustee, Grantor
5293 Getwell Road
Southaven, MS 38672
Work: 662-393-4450
Home: N/A

to

Mary Catherine Maxwell, Grantee
618 Dogwood Drive
Thomson, Georgia 30824
Work: N/A
Home: 706-595-3418

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* Barry W. Bridgforth, Jr. #9797
BRIDGFORTH & BUNTIN, PLLC
5293 Getwell Road
SOUTHAVEN, MS 38672
662/393-4450

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of June 1998, a Deed of Trust ("Deed of Trust") was executed by Emma Kaye Maxwell to Paul R. Scott as Trustee for John N. Maxwell, III and wife, Mary Catherine Maxwell, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 1018, at Page 73, 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 3,356 at Page 107 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.

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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 November 1, November 8, November 15, and November 22, 2011, issues of said newspaper advertising the sale of the property for Wednesday, November 23, 2011, as is shown on the proof of publication attached hereto, and by posting a copy of said notice on the 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 Mary Catherine Maxwell, who bid the sum of \$125,984.11, 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 Mary Catherine Maxwell 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 Mary Catherine Maxwell the following real estate situated and located in DeSoto County, Mississippi, to-wit:

Lot 136, Fairway Oaks Planned Unit Development, located in Section 6, Township 3 south, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 46, page 41, in the Office of the Chancery Clerk of DeSoto County, Mississippi to which plat reference is made for a more particular description. Subject to all restrictive covenants of record in Book 243, Page 26-40, in said Clerk's office.

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 16th day of December, 2011.


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 16th day of December, 2011, within my jurisdiction, the within named **Barry W. Bridgforth, Jr.**, who acknowledged that he is the Substitute Trustee for John N. Maxwell, III and wife, Mary Catherine Maxwell, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

(Seal)




Notary Public

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

Grantee's Address:
618 Dogwood Drive
Thom son, Georgia 30824
Ph. (W) N/A
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:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on the 26th day of June 1998, a Deed of Trust was executed by Emma Kaye Maxwell, to Paul R. Scott as Trustee for John N. Maxwell, III and wife, Mary Catherine Maxwell, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 1018, at Page 73, and

WHEREAS, under the terms of said Deed of Trust John N. Maxwell, III and wife, Mary Catherine Maxwell are 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 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 3356 at Page 107 thereof; and

WHEREAS, default having been made in the performance of the covenants and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Barry W. Bridgforth, Jr., Substituted Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m.), at the east front door of the County Courthouse of DeSoto County, Mississippi, on Wednesday, the 22nd day of November, 2011, 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 136, Fairway Oaks Planned Unit Development, located in Section 6, Township 3 south, Range 7 West, in DeSoto

- Volume No. 116 on the 1 day of Nov., 2011
- Volume No. 116 on the 8 day of Nov., 2011
- Volume No. 116 on the 15 day of Nov., 2011
- Volume No. 116 on the 22 day of Nov., 2011
- Volume No. _____ on the _____ day of _____, 2011
- Volume No. _____ on the _____ day of _____, 2011

Diane Smith

County, Mississippi as shown on plat of record in Plat Book 46, page 41, in the Office of the Chancery Clerk of DeSoto County, Mississippi to which plat reference is made for a more particular description. Subject to all restrictive covenants of record in Book 243, Page 26-40, in said Clerk's office.

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, on this 27th day of October, 2011.

/s/ Barry W. Bridgforth, Jr.
BARRY W. BRIDGFORTH, JR.

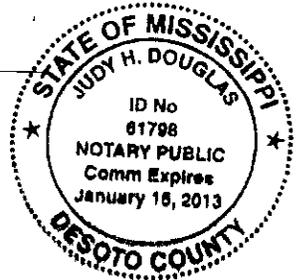
Substitute Trustee
Prepared by:
Barry W. Bridgforth, Jr. MSB #6797

5293 Getwell Road
Southaven, MS 38672
PUBLISHED: November 1, November 8, November 15, and November 22, 2011.

Sworn to and subscribed before me, this 22 day of Nov., 2011

BY *Juan Douglas*

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



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 - B. 3 subsequent insertions of 1356 words @ .10 \$ 135.60
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 192.84

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