

purchaser being hereby discharged from all liability to see to the application of the purchase money. Any person, including the Trustee or the Beneficiary, may purchase at any such sale. Upon the completion of any such sale made by the Trustee under or by virtue of this Section 3.02, the Trustee shall execute and deliver to the purchaser an appropriate instrument which shall effectively transfer all of the Trustee's estate, right, title, interest, property, claim and demand in and to the Trust Estate or portion thereof so sold. The Trustee is hereby irrevocably appointed the attorney-in-fact of the Company in its name and stead to make all appropriate transfers and deliveries of the Trust Estate or any portions thereof so sold and, for that purpose, the Trustee may execute all appropriate instruments of transfer, and may substitute one or more persons with like power, the Company hereby ratifying and confirming all that its said attorney or such substitute or substitutes shall lawfully do by virtue hereof. Nevertheless, the Company shall ratify and confirm, or cause to be ratified and confirmed, any such sale or sales by executing and delivering, or by causing to be executed and delivered, to the Trustee or to such purchaser or purchasers all such instruments as may be advisable, in the judgment of the Trustee, for the purpose, and as may be designated in such request. Any sale or sales made under or by virtue of this Indenture, to the extent not prohibited by law, shall operate to divest all the estate, right, title, interest, property, claim and demand whatsoever, whether at law or in equity, of the Company in, to and under the Trust Estate, or any portions thereof so sold, and shall be a perpetual bar both at law and in equity against the Company, its successors and assigns, and against any and all persons claiming or who may claim the same, or any part thereof, by, through or under the Company or its successors or assigns. The powers and agency herein granted are coupled with an interest and are irrevocable.

(f) All rights of action under this Indenture or under the Note may be enforced by the Trustee without the possession of the Note and without the production thereof at any trial or other proceeding relative thereto. Any such suit or proceeding instituted by the Trustee shall be brought in its name and as trustee of an express trust, and any recovery of judgment shall, subject to the rights of the Trustee, be for the benefit of the Beneficiary.

Section 3.03 Application of Proceeds. The proceeds of any sale made either under the power of sale