

This Instrument Prepared By & Return To:

LAW OFFICES OF NAT HUGHES III, ATTORNEY
813 Ridge Lake Boulevard - Suite 445
Memphis, Tennessee 38120
901-767-6376

STATE MS.-DESO TO CO.
FILED
Oct 2 2 26 PM '96

SPECIAL POWER OF ATTORNEY
TO CLOSE MORTGAGE LOAN ON REAL ESTATE

BK 73 PG 4
W.E. DAVIS CH. CLK.

KNOW ALL MEN BY THESE PRESENTS:

THAT I (WE), LUCK L. COX and wife, MARY COX (herein "Principal") of do hereby consent and appoint JEFFREY L. COX (herein "Attorney-In-Fact"), as my true and lawful Attorney-In-Fact for me in my name, place and stead with full power of substitution for my use and benefit, *for the following express and particular purposes:*

TO SIGN AND SEAL, as my act and deed, any written instrument necessary to complete the Boatmen's National Mortgage, Inc. mortgage loan closing on certain real property located at 7875 HUNTERS BEND COVE, OLIVE BRANCH, MISSISSIPPI 38654, and any and all personal property incident and appurtenant thereto; and,

TO SIGN AND SEAL as my act and deed, any written instrument necessary to complete the closing of the mortgage loan being made to Borrowers, Jeffrey L. & Robin Cox, and Luck L. Cox, by Boatmen's National Mortgage, Inc. (herein "Lender") to refinance the abovedescribed property in such manner that all of my estate, right, title and interest in and to said real property may be effectually and absolutely conveyed and assured to such trustee as shall be named by Lender under the terms of the first mortgage deed of trust which shall be executed at the closing of said mortgage loan for the benefit of Lender, including (if applicable) but not limited to, execution of any and all documentation as may be necessary to make use of any VA entitlement of mine to close any such mortgage loan, if necessary in the sole discretion of my Attorney-In-Fact, express authorization for same being hereby granted to my Attorney-In-Fact.

TO LEASE, LET, demise, bargain, sell, release, convey and mortgage land and tenements upon such terms and conditions, and under such covenants, as called for in that certain real estate sales contract described hereinabove or as my said Attorney-In-Fact shall think fit, and also to sign, seal, execute and deliver and acknowledge such deeds, leases, assignments of leases, covenants, indentures, agreements, mortgages, bills, bonds, notes, negotiable instruments, checks, bank drafts, receipts, evidences of debt, releases and satisfaction of mortgages, judgments, and other debts, and all such other instruments in writing of whatever kind or nature as may be necessary or proper in the premises, in the sole discretion of my Attorney-In-Fact, in order to complete the closing of the abovedescribed mortgage loan on the abovedescribed property.

GIVING AND GRANTING UNTO MY SAID ATTORNEY-IN-FACT full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present.

I DO HEREBY DECLARE that the receipts, deeds, instruments, matters and things which shall be done by my said Attorney-In-Fact, given, made or done for the aforesaid purposes shall be good, valid, and effectual to all intents and purposes whatsoever as if the same had been signed, sealed, delivered, given, made or done by me in my proper person. I do hereby undertake *at all times to ratify whatever* my said Attorney-In-Fact shall lawfully do or cause to be done in or concerning the premises by virtue of these presents. The original copy of this Special Power Of Attorney shall be recorded in the Register's Office of the county in which the aforementioned and described real property lies, and a photocopy of the original and recorded Special Power Of Attorney presented by my Attorney-In-Fact shall be satisfactory evidence and proof to all whom have reason to make inquiry regarding the right of my Attorney-In-Fact to exercise his (her) power and authority to act for and in my behalf under the terms of this instrument, subject to the provisions set forth hereinbelow.

THIS SPECIAL POWER OF ATTORNEY shall not be affected by the subsequent disability or incapacity of the Principal, and it is the express intent of the Principal herein that the power and authority conferred shall be exercisable notwithstanding the Principal's subsequent disability or incapacity, all as is expressly permitted by the Uniform Durable Power Of Attorney Act, Tennessee Code 34-6-101 et seq., as it may be hereafter amended. All third parties acting in good faith reliance upon this Special Power Of Attorney shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power Of Attorney Act. As to acts of third parties undertaken in good faith reliance upon this power, an affidavit executed by my Attorney-In-Fact stating that he (she) did not have at the time of exercise of the power actual knowledge of the termination of this Special Power Of Attorney by revocation or as the result of the Principal's death, disability, or incapacity, shall be conclusive proof of the nonrevocation or nontermination of this Special Power Of Attorney at that time.

THIS SPECIAL POWER OF ATTORNEY may not be altered, modified, changed or amended orally. This Special Power Of Attorney shall be valid and binding upon me from the date set forth hereinbelow on which my signature is affixed hereto through and until September 13, 1997, after which time all authority and power hereby conferred by me upon my Attorney-In-Fact under the terms of this instrument shall terminate completely and be no more.

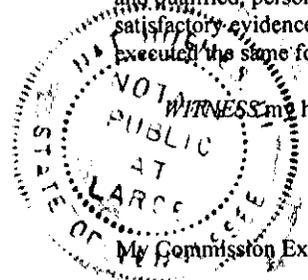
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13 day of September, 1996.

Luck L. Cox
Principal - LUCK L. COX

Mary Cox
Principal - MARY COX

STATE OF TENNESSEE
COUNTY OF SHELBY

ON THIS 13 day of September, 1996, before me, a Notary Public in and for the state and county aforesaid, duly commissioned and qualified, personally appeared LUCK L. COX & MARY COX, to me known to be the person(s) (or, proved to me on the basis of satisfactory evidence to be said person(s)), described in and who executed the foregoing instrument, and acknowledged that he (she) (they) executed the same for the purposes therein contained.



WITNESS my hand and Notarial Seal at office the day and year above written.

Nat Hughes III
NOTARY PUBLIC - NATH HUGHES III

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Cox Refinance '96
7875 Hunters Bend Cove North
Olive Branch, MS