

STATE MS.-DESOTO CO. FILED

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BK 88 NO 113
W.E. ... CLK.

PREPARED BY AND RETURN TO:
JEFFREY P. THOFNER, ESQUIRE
P. O. BOX 31601
TAMPA, FLORIDA 33631-3601
(813) 871-4264

POWER OF ATTORNEY

WHEREAS, First Union National Bank ("First Union") under and pursuant to that certain Master Servicing Agreement ("Servicing Agreement") dated as of February 5, 2001 between Mid-State Trust IX, as Issuer, and First Union National Bank, as Collateral Agent; and

WHEREAS, First Union desires to grant a power of attorney to Mid-State Homes, Inc. and Jim Walter Homes, Inc., upon the terms and conditions set forth herein;

NOW, THEREFORE, First Union, as Collateral Agent, hereby constitutes and appoints Mid-State Homes, Inc. (the "Servicer" under the said Servicing Agreement), and/or Jim Walter Homes, Inc. (the "Sub-Servicer" under the said Servicing Agreement), both Servicer and Sub-Servicer located at 1500 North Dale Mabry Highway, Tampa, Florida 33607, its true and lawful attorney in fact and agent, to execute, acknowledge, verify, swear to, deliver, record, and file, in the name, place, and stead of First Union as Collateral Agent, all instruments, documents and certificates which may from time to time be required in connection with the Servicing Agreement, dated as of February 5, 2001, among the Servicer, Mid-State Trust IX ("Mid-State"), and First Union National Bank, as Collateral Agent (the "Servicing Agreement"), or the Sub-Servicing Agreement between the Servicer and the Sub-Servicer, including without limitation, to execute any documents required to be executed or recorded by First Union, as Collateral Agent under the Servicing Agreement. By acceptance of this Power of Attorney, Servicer and Sub-Servicer represent that they have full power and authority to act as attorney-in-fact under this Power of Attorney.

Notwithstanding anything herein to the contrary, First Union, Collateral Agent, may terminate this Power of Attorney at any time by recording in the office where this Power of Attorney is recorded an instrument signed by First Union, Collateral Agent, which terminates this Power of Attorney.

(Corporate Seal)

FIRST UNION NATIONAL BANK, as
Collateral Agent

[Signature]
Witness
Print Name Pablo de la Canal

By: [Signature]
Name: Robert Ashbaugh
Title: Vice President

[Signature]
Witness
Print Name Bayron Tinuio

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 14 day of February, 2001, by Robert Ashbaugh, Vice President of First Union National Bank, a national banking association, on behalf of the association, as Collateral Agent, under an Indenture dated as of February 5, 2001, between Mid-State Trust IX and First Union National Bank, and under a Servicing Agreement dated as of February 5, 2001, among Mid-State Trust IX and Mid-State Homes, Inc., and First Union National Bank, as Collateral Agent, party to the within and foregoing instruments, known to me personally to be such and the person who executed the foregoing instrument on behalf of such association and did not take an oath.

Sandi L. Lee
Notary Public: _____
My Commission Expires: _____

SANDI L. LEE
MECKLENBURG, NC
My Commission Expires August 30, 2004

STATE OF MISSISSIPPI
ADAMS COUNTY

I, THOMAS J. O'BEIRNE, Clerk of the Chancery Court of said County, hereby certify that the foregoing instrument of writing was filed in my office for record on the 23 day of Feb, 2001 at 1:57 o'clock P. M., and duly recorded in DEED Book No. 212 Page 786.
WITNESS my hand and Seal of said Court, this 23 day of Feb, 2001.

THOMAS J. O'BEIRNE, Clerk
Blenda Abbott, D.C.

14/ Mid State Homes
1500 North Dale Mabry Hwy
Tampa, FL 33631-3601 Attn: Joan Demaio

650 - Smith Printing

STATE OF MISSISSIPPI
ADAMS COUNTY

I, Thomas J. O'Beirne, Chancery Clerk in and for said County and State do hereby certify that the above and foregoing instrument is a true and correct copy of original recorded in Book 212 Page 786 in the office of the Chancery Clerk, Adams County, Mississippi.

Given under my hand and seal of office this the 24 day of Feb, A.D., 2001
By Blenda Abbott, D.C.