

This instrument prepared by and return to:
William H. Traviss, Attorney
West Tennessee Title Insurance Agency
6060 Poplar Avenue, Suite LL30
Memphis, TN 38119
(901)821-0603
(901)821-0600 (fax)

STATE MS.-DESOTO CO.

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LIMITED POWER OF ATTORNEY
W.E. DAVIS CH. CLK.

Know all men by these presents, that We, Melanie Harvey Ziegenmeyer and Carl Ziegenmeyer, the undersigned, do hereby make, constitute and appoint Teresa Traviss, our true and lawful Attorney-in-Fact, for us and in our names, place and stead, and on our behalf, and for our use and benefit:

To sign on behalf of us, any and all documents in connection with the sale of the real property municipally numbered and known as 10153 Riggan Drive, City of Olive Branch, County of DeSoto, State of Mississippi in accordance with and pursuant to the terms of that certain contract for sale and purchase of real estate between Melanie Harvey Ziegenmeyer and Carl Ziegenmeyer, as Seller(s), and Judith A. Steverson, as Purchaser(s). Said documents are to include, but are not limited to, the Warranty Deed, Lien Affidavit, Settlement Statements, negotiable instruments, and/or any documents required by the mortgage lender for Purchaser or by the closing agent in connection with said sale presently scheduled for closing in the offices of West Tennessee Title Insurance Agency.

The rights, powers and authority of said Attorney in Fact herein granted shall commence and be in full force and effect on the date hereof, and such rights, powers and authority shall remain in full force and effect thereafter until such time as the real estate closing transaction is completed, all documents signed and recorded or until this Power of Attorney is cancelled in writing, whichever event shall first occur.

This Power of Attorney shall not be affected by our disability and the authority hereby conferred shall be exercisable notwithstanding our later disability or incapacity or uncertainty as to whether or not we are dead or alive.

Except as to the persons having actual knowledge of a modification or termination of this power of attorney, the recordation of this instrument or a copy hereof, in any land records or other appropriate records shall be conclusive as to the authority of the person designated herein to perform the functions and exercise the powers herein granted as to any such act performed prior to the date a modification or revocation hereof shall have been filed for the record in the appropriate records in the county wherein the land or any part thereof is situated.

Dated this 21 day of February, 2004.

Melanie Harvey Ziegenmeyer
Melanie Harvey Ziegenmeyer
Carl Ziegenmeyer
Carl Ziegenmeyer

State of Mississippi
County of Desoto

Personally appeared before me, the undersigned a Notary Public of said County and State, Melanie Harvey Ziegenmeyer and Carl Ziegenmeyer, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness My hand, at office, this 21st day of February, 2004.

Nancy Lawson
Notary Public
NOTARY PUBLIC
COUNTY, MS.

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: September 7, 2007
Bonded Thru Halden, Brooks & Garland, Inc.