

LIMITED POWER OF ATTORNEY FOR THE SALE OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that I, William E. Joyner of Frisco, Texas have made, constituted and appointed and by these presents do make, constitute and appoint Drew Ballard my true and lawful attorney-in-fact for me and in my name, place and stead: TO EXECUTE FOR THE SALE / CONVEYANCE OF, AND WARRANT, UPON TERMS AND CONDITIONS UNDER SUCH COVENANTS AS HE SHALL THINK FIT, ANY AND ALL NECESSARY DOCUMENTS INCLUDING CLOSING STATEMENTS, AFFIDAVITS AND OTHER REQUIRED DOCUMENTS FOR THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

SEE ATTACHED EXHIBIT "A"

He shall have the authority to execute, acknowledge, and deliver for me and in my name as my act and deed, such deeds, agreements, and other instruments in writing of whatever kind and nature as may be necessary or proper in the premises. It is my intention that the proceeds from any sale of property be my funds and same shall be paid as I may direct in each instance.

It is my intention by this Power of Attorney to fully invest attorney-in-fact necessary to act fully and completely in my place and stead with regard to the transactions contemplated hereby as if I were personally taking such actions, with no liability on the part of any party to a closing of said property, making payments to my attorney-in-fact to see to the application of the proceeds of such payments or collections, hereby 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,

S04-0920

with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact may do. This Power of Attorney shall be binding upon me, my estate, and my personal representatives. This Power of Attorney shall not be affected by the subsequent disability or incompetence of the undersigned.

This power of attorney shall not be affected by the subsequent disability or incompetence of the principal. That this Power of Attorney shall remain in full force and effect until such time as the property is sold and proceeds dispersed and then said Power of Attorney shall terminate.

IN WITNESS WHEREOF, I have subscribed my name hereto this the 10 day of July, 2004.

William E. Joyner
William E. Joyner

STATE OF Texas

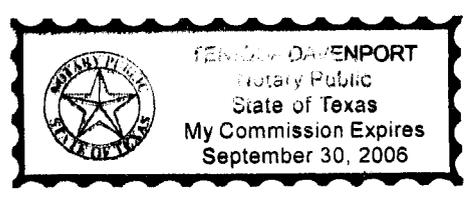
COUNTY OF Collin

This day personally appeared before me, the undersigned authority in and for said County and State the within named, who acknowledged that HE signed and delivered the above and foregoing Power of Attorney as HIS free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 10 day of July, 2004.

Jerry Davenport
NOTARY PUBLIC

My Commission Expires: 09/30/06



PBK 103 PG 744

Lot 10, Brentwood Farms Subdivision, Phase I, located in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 43, Pages 36-37 in the office of the Chancery Clerk of DeSoto County, Mississippi.

STATE MS. - DESOTO CO.
FILED

JUL 16 8 53 AM '04

PK 103 PG 742
W.E. DAVIS CH. CLK.

**PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P. A.
ATTORNEYS AT LAW
6928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS 38672
662-890-7575**

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