

Prepared By/Return To:

P 12-07 9:30:17
25-119 PG 131
DESO TO COUNTY, MS
15-0415 12-07-07

(2)

REALTY TITLE

2868 Summer Oaks, Suite 103
Bartlett, Tennessee 38134
(901) 259-2480
(901) 259-2483 (fax)

File No. 07040084

SPECIAL POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION

RE: Property Address: 3105 Roseleigh Drive, Southaven, MS 38672

KNOW ALL MEN BY THESE PRESENTS: That I, **Tiffany Schoonover**, have made, constituted, and appointed, and by these presents do make, constitute and appoint **Timothy A. Schoonover**, my true and lawful attorney, for me and in my name, place, and stead, to bargain, contract for the purchase or sale, as the case may be, purchase, sell, mortgage, exchange, grant and convey to such person or persons, and for such sum or sums of money or other consideration or considerations as my said attorney in fact shall deem most for my advantage and profit, all that certain tract or parcel of land, lying and being known as the street address referenced above, and more particularly described as follows:

Lot 50, Section A-2, Rosebury P.U.D., situated in Section 10, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 84, Page 49 and 50 in the Chancery Clerk's Office of Desoto County, Mississippi.

I grant to said attorney in fact full power and authority to do, take and perform all acts and things whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, including, but not limited to, the following: to make all necessary notes, deeds, mortgages, deeds of trust, instruments and conveyances thereof, with such covenants, warranties, and assurances as my said attorney in fact shall deem expedient; to sign, seal, acknowledge, and deliver the same and any other documents necessary to effectuate the sale of said real property, including but not limited to contracts, settlement statements, title insurance forms, and mortgage lender required forms; to accept and receive the sum or sums of money or other consideration or considerations which shall be coming to me on account of said sale or mortgage and to do, execute, and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises, as fully, largely, and amply, to all intents and purposes, as I myself might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

Realty Bartlett Ad

1

All rights, powers, and authority of my attorney in fact granted herein shall commence and be in full force and effect on the date of execution hereof, and such rights, powers and authority shall remain in full force and effect thereafter until sixty (60) days from the date of execution hereof, or until I have filed a revocation of this Power of Attorney in the office of the public records in the county in which the subject land lies, whichever is sooner.

This power of attorney shall not be affected by my subsequent mental or physical disability or incapacity, or my subsequent death without my attorney in fact knowing. It is specifically executed with the intent that should I become physically or mentally disabled or incapacitated, or should I die without my attorney in fact knowing, this power of attorney shall remain in full force and effect and not be affected thereby, all in accordance with the provisions of Tennessee Code Annotated Sections 34-6-101 through 34-6-107, the Uniform Durable Power of Attorney Act (Acts of 1983, ch.299), or Mississippi Code Annotated Sections 87-3-101 through 87-3-113, the Uniform Durable Power of Attorney Act (Laws, 1994, ch.336, Sec 10), as applicable, or such statutes as hereinafter amended or modified.

IN WITNESS WHEREOF, I have hereunto set my signature, on this 22nd day of March, 2007.

Tiffany Schoonover
Tiffany Schoonover

STATE OF Pennsylvania
COUNTY OF Dauphin

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Tiffany Schoonover**, the within named bargainor (s), whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of March, 2007.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jill K. Kline, Notary Public
Derry Twp., Dauphin County
My Commission Expires July 7, 2009
Member, Pennsylvania Association of Notaries

Jill K. Kline
NOTARY PUBLIC

7/7/09