

Prepared by and return to:  
William H. Traviss, Attorney  
West Tennessee Title Insurance Agency  
6060 Poplar Avenue, Suite LL20  
Memphis, TN 38119  
901-821-0603

8/16/07 10:36:45  
BK 121 PG 379  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Return To:  
West Tennessee Title  
6060 Poplar Ave LL-20  
Memphis TN 38119  
# 210853

### LIMITED POWER OF ATTORNEY

Know all men by these presents, that I, Yadira C. Garcia, the undersigned, do hereby make, constitute and appoint Maria Dolores Garcia, my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and on my behalf, and for my use and benefit:

To sign on behalf of me, any and all documents in connection with the purchase of the real property municipally numbered and known as 7426 Hunters Horn 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 Yadira C. Garcia, as Purchaser and Secretary of Housing and Urban Development, as Seller(s), and the purchase money loan to be made by Bank of America, in connection with said purchase. Said documents are to include, but not be limited to, the Promissory Note, Deed of Trust, Settlement Statements, negotiable instruments, and/or any documents required by the mortgage lender for purchaser or by the closing agent in connection with said purchase presently scheduled for closing in the offices of William H. Traviss.

The rights, powers and authority of said Attorney in Fact herein granted shall commence and be in full force and effect on the date hereto, 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 my disability and the authority hereby conferred shall be exercisable notwithstanding my later disability or incapacity or uncertainty as to whether or not I am 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 28 day of July, 2007.

Yadira C. Garcia  
Yadira C. Garcia

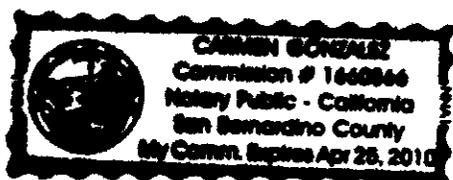
State of California  
County of Los Angeles

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

Witness My hand, at office, this 28 day of July, 2007.

Carmen Gonzalez  
Notary Public

My Commission Expires:



W.T.N Title e