

FOR USE BY PHH Real Estate Services Corporation "E A S E" CLIENTS

WARRANTY DEED AND SPECIAL POWER OF ATTORNEY

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, DENNIS JAMES MEYER and wife, MARY ELLEN MEYER, do hereby sell, convey and warrant unto LONNIE RILEY, A MARRIED PERSON, the following described land and property lying and being situated in DESOTO County, Mississippi, to-wit:

Lot 486, Section "C", Bridgetown Subdivision, in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Page 42, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

STATE MS.-DESOTO CO.  
FILED

SEP 25 9 50 AM '96

BK 306 PG 680  
W.E. DAVIS CH. CLK.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been prorated.

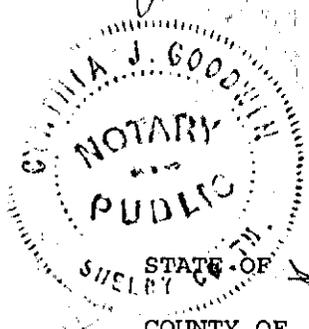
AND WE DO BY THESE PRESENTS make, constitute and appoint PHH Real Estate Services Corporation ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any all documents necessary for delivery of this deed and to complete the sale of the property herein described, including, but not limited to, the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This Power of Attorney is coupled with an interest and shall remain in force and effect until the sale contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

PREPARED BY/RETURN TO:  
BRIAN L. DAVIS, ATTORNEY  
910 FERNCLIFF COVE, SUITE 1  
SOUTHAVEN, MS 38671  
601-393-8542  
FILE: 96-387

WITNESS THE SIGNATURE OF THE GRANTORS, this the 20<sup>th</sup> day of June, 1996.

Dennis James Meyer  
DENNIS JAMES MEYER

Mary Ellen Meyer  
MARY ELLEN MEYER



STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named DENNIS JAMES MEYER, who acknowledged to me that he signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

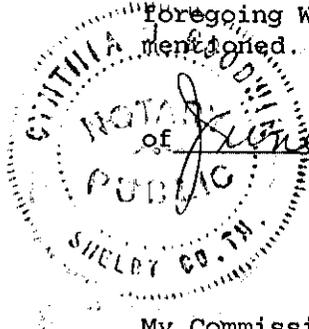
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20<sup>th</sup> day of June, 1996.

Cynthia J. Goodwin  
NOTARY PUBLIC

My Commission Expires: July 9, 1996

STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MARY ELLEN MEYER, who acknowledged to me that she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.



GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20<sup>th</sup> day of June, 1996.

Cynthia J. Goodwin  
NOTARY PUBLIC

My Commission Expires: July 9, 1996

ADDRESS OF GRANTORS:  
2221 Camden Court  
Oakbrook, IL 60521

ADDRESS OF GRANTEES:  
2684 Birch Island Drive  
Nesbit, MS 38651

Phone No: Home# NONE  
warranty.epa WK # (800)323-0896

Phone No: Home #  
WK #

This instrument prepared by: Beach, Lockett & Ross  
Attorney at Law  
499 South President Street  
Jackson, Mississippi 39201  
(601)991-1992 MST