

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 which are hereby acknowledged, the undersigned, DARRYL E. DAVES and wife, MYRNA DAVES, do hereby sell, convey and warrant unto CHRISTOPHER E. MITCHELL, AN UNMARRIED PERSON

_____, the following described land and property lying and being situated in DESOTO County, Mississippi, to-wit:

LOT 51, GREENBROOK WEST SUBDIVISION, SECTION "B", in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 34, Page 40, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 Cendant Mobility Services Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc, a Mississippi 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 other 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.

STATE MS. - DESOTO CO.
FILED

JUN 3 4 15 PM '98

BK 334 PG 268
W.E. DAVIS CH. CLK.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 23 day of FEB, 1998

Darryl E. Daves
DARRYL E. DAVES

Myrna Daves
MYRNADAVES

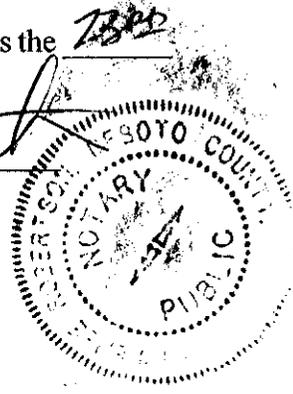
STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named DARRYL E. DAVES, 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 23RD day of February, 1998

[Signature]
NOTARY PUBLIC



My Commission Expires: JUNE 18, 2000

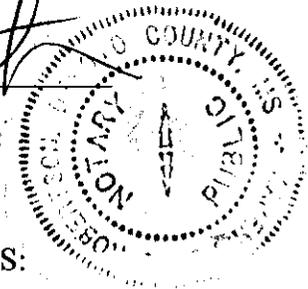
STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MYRNA DAVES, 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 23RD day of February, 1998

[Signature]
NOTARY PUBLIC



My Commission Expires: JUNE 18, 2000

ADDRESS OF GRANTORS:
c/o 499 S. President, Suite 200
Jackson, MS 39205
Wk # (601)960-4550
Phone No: N/A

ADDRESS OF GRANTEEES:
7822 Stacey Drive
Southaven, MS 38671
Wk # (901)495-7664
Phone No: Home (601)342-5061

This instrument prepared by:

Fred A. Ross, Jr.
Attorney for Cendant Mobility Services
499 South President Street/ P.O. Box 23429
Jackson, MS 39201 / 39225-3429
(601)960-4550