

STATE MS. - DESOTO CO. *FILED*

S01-0841

JOE BILLY CARVER AND WIFE,  
ELIZABETH ANN CARVER,  
GRANTORS

SEP 24 3 25 PM '01

WARRANTY

TO

BK 400 38  
W. CLK.

DEED

ROBERT J. FOSSALI AND WIFE,  
SUSANNE W. FOSSALI,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Elizabeth A. Carver as Attorney in Fact for Joe Billy Carver and wife, Elizabeth Ann Carver, do hereby sell, convey, and warrant unto Robert J. Fossali and wife, Susanne W. Fossali, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 433, Section "F", Carriage Hills Subdivision, located in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 4, Pages 17-18 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Elizabeth A. Carver is executing this instrument as Attorney in Fact for Joe Billy Carver, a copy of which is attached hereto.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 4, Pages 17-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2001 have been prorated, and possession is given with this deed. This property does not constitute any homestead of the Grantors.

WITNESS our signature(s), this the 17th day of September, 2001.

*Elizabeth Ann Carver*  
Elizabeth Ann Carver as  
Attorney in Fact for  
Joe Billy Carver

*Elizabeth Ann Carver*  
Elizabeth Ann Carver

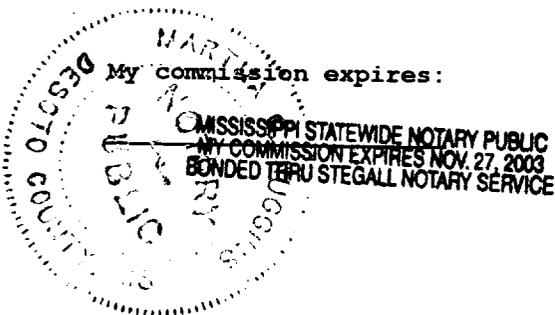
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, on this 17<sup>th</sup> day of September, 2001, within my jurisdiction, the within named, Elizabeth A. Carver, who acknowledged that she is Attorney in Fact of Joe Billy Carver and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 2001.

*Martina A. Huggins*  
Notary Public

My commission expires:



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said County and State, the within named, Elizabeth Ann Carver, who acknowledged that she signed and delivered the above and foregoing instrument as her free and voluntary act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of September, 2001.

*Marta C. Higgins*  
Notary Public

My commission expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 27, 2003

Grantor: ~~BONNIE T. HUBBARD~~ STEGALL NOTARY SERVICE  
+ ECC Jonathan Drive  
Nesbit, MS 38651

Home Phone Number: 342-0714  
Business Number: 525-1835

Grantees Address:  
8181 Danbury Cove  
Southaven, MS 38671  
Home Phone Number: 392-6715  
Business Number: 349-0541

Prepared By:  
Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

LIMITED POWER OF ATTORNEY FOR THE SALE OF REAL PROPERTY

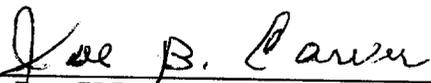
KNOW ALL MEN BY THESE PRESENTS, that I, Joe B. Carver of DeSoto County, Mississippi, have made, constituted and appointed and by these presents do make, constitute and appoint Elizabeth A. Carver, my true and lawful attorney-in-fact for me and in my name, place and stead: TO EXECUTE ALL DOCUMENTS NECESSARY FOR THE SALE OF REAL ESTATE PURSUANT TO THE SALES CONTRACT DATED AUGUST 9, 2001 FOR THE SELL OF LOT 433, CARRIAGE HILLS SUBDIVISION, KNOWN AS " 8181 DANBURY COVE, SOUTHAVEN, MISSISSIPPI TO ROBERT J. FOSSALI AND SUSANNE W. FOSSALI. MY ATTORNEY IN FACT SHALL SELL, CONVEY, AND WARRANT, UPON TERMS AND CONDITIONS UNDER SUCH COVENANTS AS HE SHALL THINK FIT. This power of attorney shall expire upon complete disbursement of my funds unto my attorney-in-fact and complete transfer of title. My attorney-in-fact shall 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 the sale of this property be my funds and same shall be paid as I may direct.

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, 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 terminated by me in writing.

IN WITNESS WHEREOF, I have subscribed my name hereto this the 7th day of September, 2001.

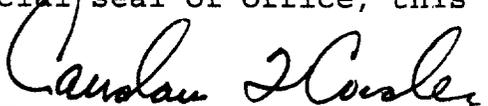
  
\_\_\_\_\_  
JOE B. CARVER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State the within named, Joe B. Carver, 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 7th day of September, 2001.



NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
~~MY COMMISSION EXPIRES: AUG. 31, 2002~~  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Prepared by:

Austin Law Firm, P.A.  
6928 Cobblestone Drive, Suite 100  
Southaven, MS 38672  
662-895-7575