

BK 0402 PG 0200

STATE MS. - DESOTO CO.

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BK 402 PG 200

This instrument prepared by:  
Fred A. Ross, Jr.  
Attorney for GMAC GRS  
499 South President Street / P.O. Box 23429  
Jackson, MS 39201 / 39225-3429  
601-960-4550 GMAC GRS # 65122

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, JOHN M. MIDDLETON and wife, KIMBERLY C. MIDDLETON, do hereby sell, convey and warrant unto JEFFREY L. PIERCE and wife, JANE K. PIERCE, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in DeSoto County, Mississippi, to-wit:

Lot 8, South Manor Estates Subdivision, Sections 2 & 3, Township 2 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 31, Pages 37-38, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

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 GMAC GRS, 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 the 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.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 16<sup>th</sup> day of AUGUST, 2001.

John M. Middleton  
JOHN M. MIDDLETON

Kimberly C. Middleton  
KIMBERLY C. MIDDLETON

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **JOHN M. MIDDLETON**, 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 16 day of August, 2001.

NOTARY

PUBLIC

My Commission Expires:  
My Commission Expires April 12, 2004.

Cindy Hunt  
NOTARY PUBLIC

STATE OF Mississippi

COUNTY OF DeSoto

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **KIMBERLY C. MIDDLETON**, 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 16 day of August, 2001.

NOTARY

PUBLIC

My Commission Expires:  
My Commission Expires April 12, 2004.

Cindy Hunt  
NOTARY PUBLIC

ADDRESS OF GRANTORS:

John & Kimberly Middleton  
5899 South Manor Cove  
Olive Branch, MS ~~38654~~ 38654  
Phone No: (H) 662-895-6752  
(W) 901-566-5104

ADDRESS OF GRANTEES:

Jeffrey & Jane Pierce  
5899 South Manor Cove  
Olive Branch, MS 38654  
Phone No: (H) 662-895-1952  
(W) 901-795-2300