

Prepared by: **TO:**
SPARKMAN - ZUMMACH, P.C.
 Attorneys at Law
 Post Office Box 248
 Houliver, MS 39271-0248
 662-349-0900

STATE MS.-DESOTO CO. *BC*

JAN 9 11 10 AM '04

This instrument prepared by:

Fred A. Ross, Jr.

Attorney for CENDANT MOBILITY FINANCIAL CORPORATION

499 South President Street / P.O. Box 23429

Jackson, MS 39201/39225-3429

601-960-4550 Cendant # 142582804

BK 462 PG 442
 CHANCERY CLERK

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, **R.B. MCCORD** and wife, **KARA S. MCCORD**, do hereby sell, convey and warrant unto CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION, the following described land and property lying and being situated in De Soto County, Mississippi, to-wit:

Lot 11, Section A, Edgewater Subdivision, Section 20, Township 3 South, Range 7 West, as shown on plat of record in Book 64 Pages 29-30, in the Chancery's Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

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 BURROW CLOSING MANAGEMENT CORPORATION, A California Corporation, Acting Alone, ("Agent") as our true and lawful agent 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.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 11 day of August, 2003.

[Signature]
R.B. MCCORD
[Signature]
KARA S. MCCORD

STATE OF WA
COUNTY OF BENTON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **R.B. MCCORD**, who acknowledged to me that he/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 11 day of AUGUST, 2003

My Commission Expires: NOVEMBER 3, 2003
(Seal)
STATE OF WA
COUNTY OF BENTON

[Signature]
GLORIA R. WISE
NOTARY PUBLIC
COMMISSION EXPIRES
NOTARY PUBLIC
71-3-03
STATE OF WASHINGTON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **KARA S. MCCORD**, who acknowledged to me that he/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 11 day of AUGUST, 2003

My Commission Expires: NOVEMBER 3, 2003
(Seal)
STATE OF WA
COUNTY OF BENTON

[Signature]
GLORIA R. WISE
NOTARY PUBLIC
COMMISSION EXPIRES
NOTARY PUBLIC
71-3-03
STATE OF WASHINGTON

ADDRESS OF GRANTORS:
40 Apple Ridge Rd
Danbury, CT
06810
Phone No: 800-257-0460
(h) N/A

ADDRESS OF GRANTEEES:
40 Apple Ridge Rd.
Danbury, CT
06810
Phone No: 800-257-0460
(h) N/A