

PREPARED BY AND RETURN TO
REALTY TITLE
6397 GOODMAN RD SUITE 109
OLIVE BRANCH, MS 38654
662-893-8077

BK 0470PG0409

STATE MS.-DE SOTO CO. *ll*
bc

APR 27 2 42 PM '04

This instrument prepared by:

Fred A. Ross, Jr.

Attorney for Cendant Mobility Government Financial Services Corporation

499 South President Street / P.O. Box 23429

Jackson, MS 39201/39225-3429

601-960-4550 Cendant # 142903204

470 PG 409
CH. CLK.

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, **MATTHEW M. WALKER, A Single Person** do hereby sell, convey and warrant unto CENDANT MOBILITY GOVERNMENT FINANCIAL SERVICES CORPORATION, A DELAWARE CORPORATION, the following described land and property lying and being situated in De Soto County, Mississippi, to-wit:

Lot 735, Section D, Greenbrook Subdivision, Section 19, Township 1 South, Range 7 West, as shown on plat of record in Book 9, Pages 42-43, in the Chancery 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 I DO BY THESE PRESENTS make, constitute and appoint BURROW CLOSING MANAGEMENT CORPORATION, A California Corporation, Acting Alone, ("Agent") 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.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 13th day of September, 2003.

Matthew M. Walker
MATTHEW M. WALKER

STATE OF TENN

COUNTY OF DAVIDSON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **MATTHEW M. WALKER**, 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 13th day of SEPT, 2003.

Janet Becker
NOTARY PUBLIC

My Commission Expires:



c/o ADDRESS OF GRANTORS:
40 Apple Ridge Road
Danbury, CT 06810
Phone No: 203-205-3400
W.A.

ADDRESS OF GRANTEEES:
40 Apple Ridge Road
Danbury, CT 06810
Phone No: 203-205-3400