

Aug 5 3 26 PM '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 # 148057004

BK 479 PG 5  
J. E. DAVIS 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, **MARK J. LOWE** and wife, **LEANGELA W. LOWE**, 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 42, Section "A", Birdsong Subdivision, located in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 55, Pages 33-34 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 Burrow Closing Management Corporation, A California Corporation, acting alone and Mid South Title Inc., a Mississippi Corporation 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 19<sup>th</sup> day of May, 2004

Mark J. Lowe  
MARK J. LOWE  
Leangela W. Lowe  
LEANGELA W. LOWE

STATE OF New York  
COUNTY OF Cortland

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **MARK J. LOWE**, 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 19<sup>th</sup> day of May, 2004

Brandy W. Lucas  
NOTARY PUBLIC

My Commission Expires: March 22, 2007

BRANDY W. LUCAS  
Notary Public in the State of New York  
Qualified in Cortland Co., No: 01B06021998  
My Commission Expires March 22, 2007

(Seal)  
STATE OF New York  
COUNTY OF Warren

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **LEANGELA W. LOWE**, 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 14<sup>th</sup> day of May, 2004

Sharon J. Morgan  
NOTARY PUBLIC

My Commission Expires: Oct 6, 2007  
(Seal) **SHARON J. MORGAN**  
Notary Public, State of New York  
NO. 01M06099730  
Qualified in Cayuga County  
Commission Expires Oct. 6, 2007

ADDRESS OF GRANTORS:  
499 S. President Street  
Jackson, MS 39201

Phone No: 601-960-4354  
Q not: N/A

ADDRESS OF GRANTEEES:  
CENDANT MOBILITY FINANCIAL CORP  
40 Apple Ridge Rd  
DANBURY, CT 06810  
Phone No: 203-205-3400

Q not: N/A

Prepared by and return to:  
Equity Title & Escrow Co.  
6373 Quail Hollow, Suite 102  
Memphis, Tennessee 38120  
(901) 374-0059