

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between PHH Mortgage Corporation, Grantor, and Deanne Davis, a single person, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 10, Section B, Germanwood Plantation Subdivision, in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 42, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

Boulton

2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 22nd day of May, 2006.

PHH Mortgage Corporation

By: Coldwell Banker Residential Real Estate Inc.
Its Attorney in Fact

By: [Signature]
Richard Bates
Vice President
Title

STATE OF Florida
COUNTY OF Broward

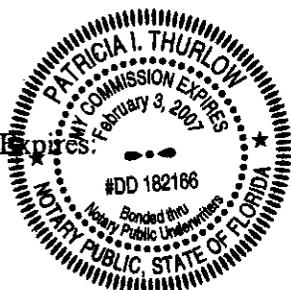
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Richard Bates, who acknowledged to me that he/she is the Vice - President (Title) of Coldwell Banker Residential Real Estate, Inc. and Attorney in Fact for PHH Mortgage Corporation, and that for and on behalf of said Coldwell Banker Residential Real Estate, Inc. as Attorney in fact for PHH Mortgage Corporation and for and on behalf of PHH Mortgage Corporation and as the act and deed of Coldwell Banker Residential Real Estate, Inc. as Attorney in Fact for PHH Mortgage Corporation and as the act and deed of PHH Mortgage Corporation he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized by said corporations so to do.

GIVEN under my hand and official seal on this the 22nd day of May, 2006.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires:



ADDRESS OF GRANTOR:

4001 Leadenhall Road
Mt. Laurel, NJ 08054
Home: None
Work: 321-253-9662

ADDRESS OF GRANTEE:

8424 Windersgate Drive
Olive Branch, Mississippi 38654
Home: 845-417-7419
Work: NONE

PREPARED BY AND RETURN TO:

BASKIN McCARROLL McCASKILL & CAMPBELL, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 806177/JSM

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, PHH MORTGAGE Corporation, FORMERLY KNOWN AS Cendant MORTGAGE, a corporation organized and existing under the laws of New Jersey, with its principal office located at 3000 Leadenhall Road, Mt. Laurel, NJ 08054, does hereby make, approve and appoint

COLDWELL BANKER RESIDENTIAL REAL ESTATE INC., with its office located at 7100 West Commercial Blvd., Fort Lauderdale, FL 33319, its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of real estate owned (REO) held by PHH Mortgage Corporation on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of PHH Mortgage corporation and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as PHH Mortgage corporation might or could do itself, with respect to such management and disposition of such REO. PHH Mortgage Corporation hereby authorizes and empowers the said attorney in fact to contract for the provision of any maintenance, repairs or improvements to such REO, to pay any expenses connected with such REO, and to negotiate such terms of disposition as it shall deem satisfactory, and for PHH Mortgage Corporation and in its name to make, sign, execute, acknowledge and deliver any and all contracts of sale, good and sufficient deeds or conveyances, or any other agreements, instruments or documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until such time as it is revoked in writing by PHH Mortgage Corporation.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Vice President, this 26th day of April, 2006.

ATTEST:

PHH MORTGAGE Corporation

By: [Signature]
Name: Christopher B. Mayall
Title: Assistant Vice President

By: [Signature]
Name: Marc Hinkle
Title: Vice President



Witness: [Signature]
Francis Felix

Witness: [Signature]
Donna Pugh

STATE OF NEW JERSEY

)SS:

COUNTY OF BURLINGTON

On this 26th day of April, 2006, before me, a Notary Public of the State of New Jersey, personally appeared Marc J. Hinkle, and Christopher B. Mayall, known to me to be the persons whose names are subscribed to the within Special Power of Attorney and to be the Vice President and Assistant Vice President respectively, of the said PHH Mortgage Corporation, and acknowledge that they executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

8/26/09

[Signature]
Andrea P. Finkel

Andrea P. Finkel - Notary Public State of NJ
Notary Public of New Jersey
My Commission Expires
August 26, 2009

