



Atlanta Homeownership Center
Five Points Plaza
40 Marietta Street
Atlanta, Georgia 30303-2806
1-888-696-4687/404-331-1263
Fax 404-331-4032
(http://www.hud.gov)

Inst # 2002-07237

LIMITED POWER OF ATTORTNEY

Know all men by these presents that the United States Department of Housing and Urban Development (HUD), a/k/a the Secretary of Housing and Urban Development, an agency of the United States of America, does hereby make, constitute and appoint Yolanda Y. Sharpe, Bruce Boyd, Marie H. Richardson, and Cheryl V. Berry of Best Assets – Citiwest J V, 3240 Norman Berry Drive, Suite 600, Atlanta G.A. 30354 (Contractor) as its true and lawful attorneys-in-fact, each of whom may act individually in the name, place, and stead of HUD for the purposes set out below:

To sell and convey for cash or credit HUD owned real properties located in the State of Alabama; to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, HUD-1 closing statements, and any other instrument that may be essential or required for the proper conveyance of such property; and to negotiate, make, execute sign, seal, acknowledge, and deliver in the name of HUD as lessor leases of such properties and collect rents on such properties.

The rights, powers, and authority of the attorneys-in-fact granted in this instrument shall commence and be in full force and effect on the date hereof and such rights, powers, and authority shall remain in full force and effect until 11:59 p.m., Washington, D.C. time, on January 31, 2003 (the "Termination Date") unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation").

Any third party may rely upon this document as evidence of Contractor's authority to continue to exercise the powers granted herein until the Termination Date, unless a Revocation has been recorded in the public records of the county where the property is located, or unless such third party has actual notice of the Revocation.

Executed this ^{25th} ~~31st~~ day of January, 2002.

UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

Signed in the presence of:

Mary A. Wood
Judith M. Burley

By: *Charles E. Gardner* (SEAL)
Charles E. Gardner, Director, Atlanta
Single Family Homeownership Center

02/12/2002-07237
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.00

State of Georgia)
)
County of Fulton)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Charles E. Gardner, who is personally well known to me to be the duly authorized representative of the United States Department of Housing and Urban Development, a/k/a/ the Secretary of Housing and Urban Development, and the person who executed the foregoing instrument bearing date 25th day of January, 2002, by virtue of the authority vested in him/her by a delegation of authority published in 62 Federal Regulations 54465 (1997) [for additional information, see 64 Federal Regulations 6471 (1999)], and acknowledged before me on this day that, being informed of the contents of this conveyance, (s)he executed the same voluntarily for and on behalf of The United States Department of Housing and Urban Development, on the day and year above stated.

Witness my hand and official seal this 25th day of January, 2002.


R. M. DAVIS
Notary Public, DeKalb County, Georgia
My Commission Expires January 29, 2005

Notary Public for the State of Georgia
My commission expires:

THIS INSTRUMENT PREPARED BY:

Edwin B. Brading
Office of Counsel
U. S. Department of Housing
and Urban Development
40 Marietta St.
Atlanta, GA 30303
404 331 5001 x2738

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