

Prepared By and Return To:
RESOURCE TITLE AGENCY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216



POA

11 PGS

20080298268

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the FEDERAL DEPOSIT INSURANCE CORPORATION, is a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC", acting in its Receivership capacity as Receiver for IndyMac Bank, F.S.B., Pasadena, CA (the "Institution");

WHEREAS, on July 11, 2008, the Institution was closed by the Office of Thrift Supervision ("OTS") and FDIC was appointed as receiver (the "Receiver") for the Institution; and

WHEREAS, pursuant to 12 U.S.C. § 1821(d)(2)(A)(i), the Receiver, by operation of law, succeeded to all of the rights, title, and interests of the Institution in and to all of the assets, including all Loans and Real Property, of the Institution (the "Institution Assets"); and

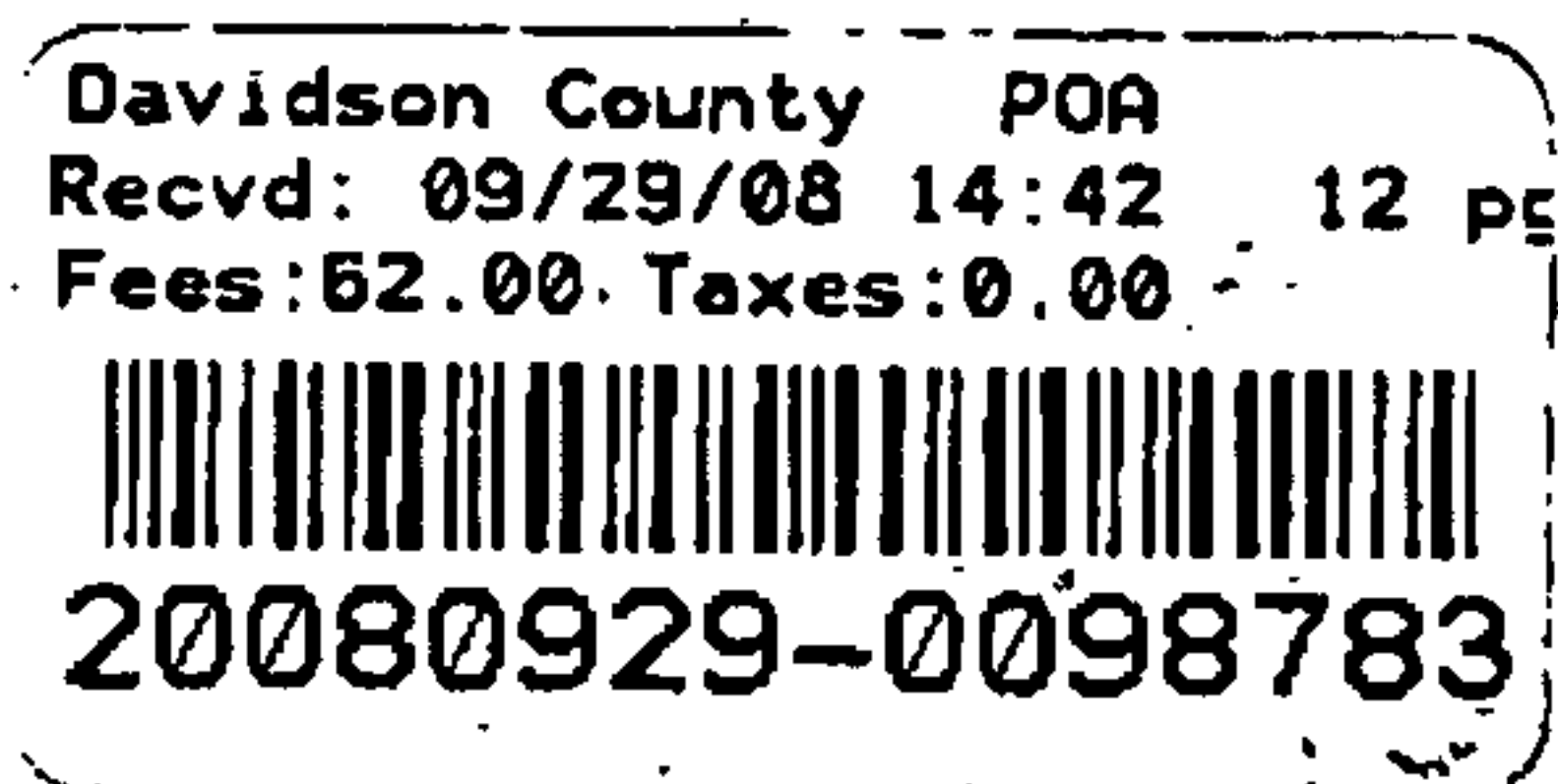
WHEREAS, upon the appointment of the Receiver, the OTS (i) chartered IndyMac Federal Bank, FSB, Pasadena, California ("IndyMac Federal"), (ii) placed IndyMac Federal in conservatorship, and (iii) appointed the FDIC as conservator for IndyMac Federal whereupon substantially all of the Institutional Assets, including all loans and real estate, were transferred to IndyMac Federal. A copy of the OTS Order authorizing the foregoing actions is attached as Exhibit "A" and incorporated herein; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC hereby appoints those persons, set out in the Exhibit "B" attached hereto and incorporated herein for all purposes, to act as Attorney-in-Fact for the Receiver and does hereby grant the Attorney-in-Fact full power to act individually in the name, place and stead of the FDIC for the following LIMITED purposes to wit:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC, acting in its capacity as Receiver of IndyMac Bank, F.S.B., all instruments of transfer and conveyance, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any Other Real Estate (ORE) real property from the Receiver to IndyMac Federal.

The form which the Attorney(s)-in-Fact shall use for the signature block is as follows:



FEDERAL DEPOSIT INSURANCE
CORPORATION as Receiver for
IndyMac Bank, F.S.B.

By: _____

Name: _____

Title: Attorney-in-Fact

Each assignment, conveyance or transfer shall be made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

2. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as FDIC might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for.

This Limited Power of Attorney shall be effective from July 11, 2008 and shall continue in full force and effect through July 11, 2009, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 8th day of September, 2008.

FEDERAL DEPOSIT INSURANCE
CORPORATION

By: E. Alan Rouse
Name: E. Alan Rouse
Title: Manager of Closing and Deposit Claims
Dallas Regional Office

075312

(CORPORATE SEAL)

ATTEST: Herbert J. Messite
Name: Herbert J. Messite
Title: Counsel

Signed, sealed and delivered
in the presence of:

Catherine L. Hammond
Witness Catherine L. Hammond
Name: _____

Shirley L. Walker
Witness Shirley L. Walker
Name: _____

STATE OF TEXAS

COUNTY OF DALLAS

On this 8th day of September, 2008, before me, a Notary Public in and for the State of Texas appeared E. Alan Rouse, to me personally known, who, being by me first duly sworn did depose that he is Manager of Closing and Deposit Claims, Dallas Regional Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said E. Alan Rouse, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Beth Collyar
Notary Public
My Commission expires: 10/27/09

UNITED STATES OF AMERICA

DISTRICT OF COLUMBIA

On this 11th day of September, 2008, before me, Notary Public in and for the District of Columbia, personally appeared Herbert J. Messite, to me known personally, who being by me first duly sworn did depose that he is a Counsel, of the Federal Deposit Insurance Corporation, at the Corporation in whose name the foregoing Power of Attorney has been subscribed, who further said that the seal affixed to the said Power of Attorney is the corporate seal of the said Federal Deposit Insurance Corporation, and that the said Power of Attorney was subscribed on behalf of the said Corporation and its seal thereto affixed by due authority of the Corporation's Board of Directors, and the said Herbert J. Messite, acknowledged the said Power of Attorney to be the free act and deed of the said Corporation.

Ann Laterra
Notary Public, District of Columbia ANN LATERRA
United States of America
My Commission expires: SEPTEMBER 14, 2010



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EXHIBIT "A"

IndyMac Bank F.S.B. /IndyMac Federal FSB / Power of Attorney
REO Page 4

Office of Thrift Supervision
Department of the Treasury



*I certify that the attached is a true copy of the document described below,
made from official records of the
Office of Thrift Supervision, Department of the Treasury.
Said record is in the custody of the Dissemination Branch
and is maintained at 1700 G Street, N.W., Washington, DC.*

OTS Order Number 2008-24, Pass-Through Receivership of a Federal Savings Association into a De Novo Federal Savings Association that Is Placed into Conservatorship with the FDIC, regarding IndyMac Bank, F.S.B., Pasadena, California (OTS Docket Number 03970), executed July 11, 2008, consisting of five (5) pages.

Signed in Washington, DC, and the Seal of the
Office of Thrift Supervision affixed this date:

Peggy Daniels

Peggy Daniels
Acting Corporate Secretary
Office of Thrift Supervision

July 28, 2008

OFFICE OF THRIFT SUPERVISION

**Pass-Through Receivership Of A Federal Savings Association
Into A De Novo Federal Savings Association
That is Placed Into Conservatorship
With the FDIC**

Date: July//, 2008

Order No.: 2008-24

The Director of the Office of Thrift Supervision ("OTS"), or his designee, in cooperation with the Federal Deposit Insurance Corporation ("FDIC"), has determined: (1) to appoint the FDIC as receiver for the savings association specified below ("OLD THRIFT"); (2) to approve the FDIC's request for the issuance of a new federal mutual savings association charter ("NEW THRIFT") as a successor to OLD THRIFT; (3) to approve the transfer of such assets and liabilities of OLD THRIFT to its successor NEW THRIFT, as the FDIC has determined to be appropriate; and (4) to appoint the FDIC as conservator of NEW THRIFT. Collectively, numbers 2 through 4 of the foregoing are referred to herein as the "APPLICATIONS."

"OLD THRIFT," refers to:

<u>Name</u>	<u>Location</u>	<u>OTS No.</u>
IndyMac Bank, F.S.B.	Pasadena, California.	03970

I. GROUNDS FOR ACTIONS TAKEN IN THIS ORDER:

**RECEIVERSHIP:
GROUNDS FOR APPOINTMENT OF FDIC AS
RECEIVER FOR OLD THRIFT**

The Director, or his designee, based upon the administrative record finds and determines that:

OLD THRIFT has insufficient cash and liquid assets convertible to cash necessary to pay the expected withdrawal demands of its depositors. OLD THRIFT has suffered significant deposit outflows, exceeding \$1 billion since June 26, 2008, in part because of adverse publicity. Further, because OLD THRIFT is not well capitalized, it cannot renew its large volume of brokered deposits, which will create an additional deposit outflow. In addition, OLD THRIFT has limited and diminishing liquidity sources available to it. There has been significant disruption in the markets for the types of assets, mortgage backed securities and mortgage servicing rights, held by OLD THRIFT. Therefore, those

assets that are not already subject to liens may not be marketable or only can be sold at prices that would result in OLD THRIFT failing to meet its capital requirements. Moreover, OLD THRIFT's mortgage servicing rights are the major source of OLD THRIFT's current earnings. In addition, the consequences of OLD THRIFT's top-tier holding company's July 7, 2008 public disclosure of adverse information, and the curtailment of forward mortgage lending and resulting downsizing, place OLD THRIFT in a precarious position and OLD THRIFT has been unable to find anyone who is willing and able to invest sufficient capital to alleviate its problems.

OLD THRIFT has suffered losses amounting to approximately \$842 million from the third quarter of 2007 to the first quarter of 2008 and projects to report another \$354 million loss for the second quarter of 2008. OLD THRIFT is in an unsafe and unsound condition as a result of its severe liquidity strain, deteriorating asset quality, continuing significant negative operating earnings, and declining capital with no realistic prospects for raising capital to ensure that it can repay all of its liabilities, including deposits.

OLD THRIFT has been unsuccessful in its attempts to find investors who are willing and able to recapitalize OLD THRIFT, given OLD THRIFT's current financial condition, ongoing deposit outflows, lack of liquidity, and continued asset quality deterioration. Further, OLD THRIFT projected that it would be undercapitalized as of June 30, 2008. In addition to other asset write-down's which OLD Thrift should be taking, OLD THRIFT is likely to be unable to meet its depositors' demands and other obligations in the normal course of business, and therefore, OLD THRIFT should immediately recognize additional losses on assets held for sale. The losses OLD THRIFT should recognize will result in OLD THRIFT being classified as undercapitalized. Moreover, because efforts to raise capital have proven unsuccessful, there is no reasonable prospect of OLD THRIFT becoming adequately capitalized without Federal assistance.

Therefore, the Director, or his designee, has concluded that:

- (a) OLD THRIFT is likely to be unable to pay its obligations or meet its depositors' demands in the normal course of business because it does not have sufficient liquid assets to fund expected withdrawals;
- (b) OLD THRIFT is in an unsafe and unsound condition to transact business due to its lack of capital and its illiquid condition;
- (c) OLD THRIFT is undercapitalized as defined in section 38(b) of the FDIA, and has no reasonable prospect of becoming adequately capitalized as defined in section 38(b) of the FDIA.

The Director, or his designee, therefore, has determined that grounds for the appointment of a receiver for OLD THRIFT exist under section 5(d)(2) of the Home Owners' Loan Act ("HOLA"), 12 U.S.C. § 1464(d)(2) and section 11(c)(5) of the FDIA, 12 U.S.C. § 1821(c)(5).

TRANSFER INTO A NEW FEDERAL CHARTER:
GROUND FOR ISSUANCE OF NEW FEDERAL CHARTER AND
APPROVAL OF TRANSFER OF ASSETS AND LIABILITIES OF
OLD THRIFT TO NEW THRIFT

The FDIC, as receiver of OLD THRIFT, has applied for authority to organize a new Federal mutual savings association, NEW THRIFT, that is to take over such assets and such liabilities of OLD THRIFT as the FDIC has determined to be appropriate, pursuant to section 11(d)(2)(F)(i) of the FDIA, 12 U.S.C. § 1821(d)(2)(F)(i). The FDIC would insure the accounts of NEW THRIFT.

The Director, or his designee: (i) has considered the factors set forth in section 5(e) of HOLA, 12 U.S.C. § 1464(e), with regard to granting a new federal savings association charter, has determined that the charter should be issued, that NEW THRIFT is authorized to transact business as a savings association, and that the charter and bylaws to be issued for NEW THRIFT are in a form consistent with the material provisions of the applicable regulations; and (ii) has considered the factors set forth in section 18(c) of the FDIA, 12 U.S.C. § 1828(c), and 12 C.F.R. § 563.22 with respect to the acquisition of certain assets and assumption of certain liabilities of OLD THRIFT by NEW THRIFT. Immediate action is necessary given the seriously adverse financial condition of OLD THRIFT and in order to permit NEW THRIFT to acquire certain assets and assume certain liabilities of OLD THRIFT and continue to serve OLD THRIFT's community and customers.

For the foregoing reasons, the Director, or his designee, has determined that, pursuant to 12 C.F.R. §§ 563.22 (e) and 543.7-1, public notice of the APPLICATIONS shall not be required. In addition, the Director, or his designee, finds that OTS must act immediately in order to prevent the probable default of OLD THRIFT. Therefore, the publication of notice required by section 18(c)(3) of the FDIA, the reports on the competitive factors of the acquisition required by section 18(c)(4) of the FDIA, and the delayed consummation required by section 18(c)(6) of the FDIA, shall be dispensed with. Accordingly, NEW THRIFT may immediately acquire the assets and assume the liabilities determined to be appropriate by the FDIC.

CONSERVATORSHIP:
GROUND FOR APPOINTMENT OF FDIC AS
CONSERVATOR FOR NEW THRIFT

The FDIC has indicated that, immediately upon the completion of the organization of NEW THRIFT (which will be federally chartered) and completion of the transfer of the aforesaid assets and liabilities of OLD THRIFT to NEW THRIFT, it will, in the exercise of its authority to act as the board of directors of NEW THRIFT pursuant to section 11(d)(2)(B) of the FDIA, 12 U.S.C. § 1821(d)(2)(B), consent to the OTS



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appointing the FDIC as conservator for NEW THRIFT. Moreover, NEW THRIFT will have virtually the same capital and liquidity as OLD THRIFT had immediately prior to the appointment of a receiver for OLD THRIFT and, therefore, the grounds set forth in Section I above for appointment of the receiver for OLD THRIFT, are also applicable as grounds for the appointment of a conservator for NEW THRIFT.

II. ACTIONS ORDERED OR APPROVED:

APPOINTMENT OF A RECEIVER

The Director, or his designee, hereby appoints the FDIC as receiver for OLD THRIFT, for the purpose of liquidation, pursuant to section 5(d)(2) of HOLA, 12 U.S.C. §1464(d)(2), and section 11(c)(6)(B) of the FDIA, 12 U.S.C. § 1821(c)(6)(B).

**ISSUANCE OF A FEDERAL CHARTER AND
APPROVAL OF THE PASS-THROUGH OF ASSETS AND LIABILITIES**

The Director, or his designee, hereby approves: (1) the application of the FDIC to organize NEW THRIFT as a federal mutual savings association (and hereby authorizes the issuance of an appropriate charter and bylaws for NEW THRIFT in form and content approved by the Chief Counsel's Office); (2) the transfer of such assets and liabilities of OLD THRIFT to its successor, NEW THRIFT, as the FDIC has determined to be appropriate; and (3) the retention of the home and branch offices of OLD THRIFT by its successor, NEW THRIFT. Prior to the appointment or election of a board of directors for NEW THRIFT, the FDIC may, in addition to any other powers granted by applicable law, exercise the powers of the board of directors pursuant to section 11(d)(2)(B) of the FDIA, 12 U.S.C. § 1821(d)(2)(B).

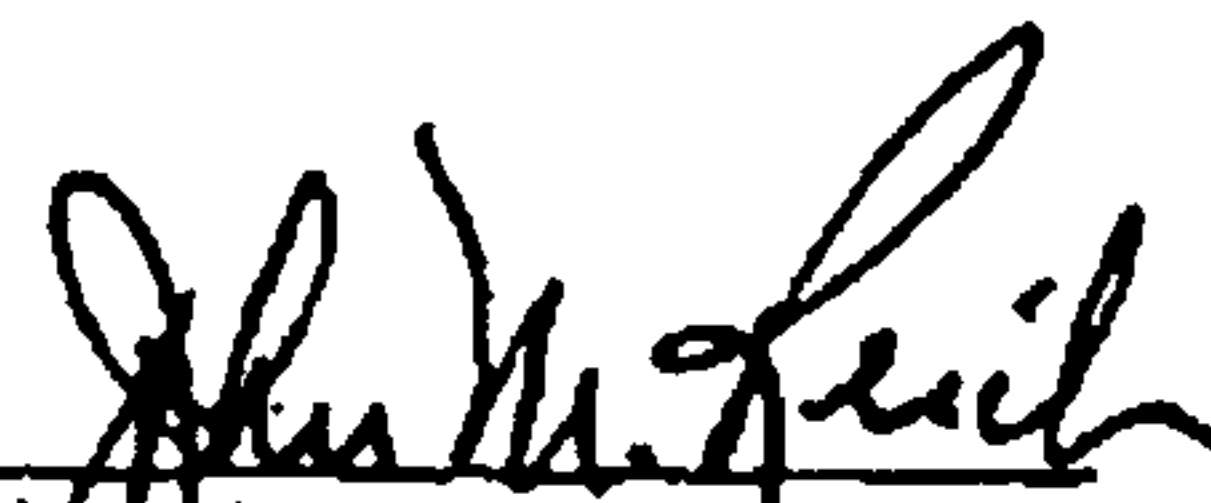
**APPOINTMENT OF A CONSERVATOR
FOR NEW THRIFT**

The Director, or his designee, hereby appoints the FDIC as conservator for NEW THRIFT pursuant to sections 5(d)(2)(A) and (E) of the HOLA, 12 U.S.C. §§ 1464(d)(2)(A), 1464(d)(2)(E), effective upon receipt of the consent of NEW THRIFT to such appointment. That consent must be contained in a resolution of its board of directors issued by the FDIC in exercise of its power, as the organizer of NEW THRIFT, to act as its interim board of directors pursuant to section 11(d)(2)(B) of the FDIA, 12 U.S.C. § 1821(d)(2)(B).

DELEGATION OF AUTHORITY TO ACT FOR OTS

The Director, or his designee, hereby authorizes the OTS West Region Director, or his designee, and the Deputy Chief Counsel for the Business Transactions Division of the Chief Counsel's office, or his designee, to: (1) certify orders; (2) sign, execute, attest or certify other documents of OTS issued or authorized by this Order; (3) designate the person or entity that will give notice of the appointment of a receiver for OLD THRIFT and serve OLD THRIFT with a copy of this Order pursuant to 12 C.F.R. § 558.2; (4) designate the person or entity that will give notice of the appointment of a conservator for NEW THRIFT and serve NEW THRIFT with a copy of this Order pursuant to 12 C.F.R. § 558.2; and (5) perform such other functions of OTS necessary or appropriate for implementation of this Order. All documents to be issued under the authority of this Order must be first approved, in form and content, by the Chief Counsel's Office. In addition, the Director, or his designee, hereby authorizes the Deputy Chief Counsel for the Business Transactions Division of the Chief Counsel's office, or his designee, to make any subsequent technical corrections, that might be necessary, to this Order or any documents issued under the authority of this Order.

By Order of the Director of OTS, effective July 11, 2008.


John M. Reich
Director

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EXHIBIT "B"

Victor M. Robert
David Stell
Douglas E. Woodward
Philip Thomas
J. K. Huey
Eric Friedman
Mitch Oringer
Bart Vincent
Erica Johnson-Seck
Paige Holen
Roger Stotts
Tim Beadnell
Scott Van Dellen
Bill Rothman
Daris Buckler
Todd Camp
Bruce Beaumont
James Fraser
Vartan Derbedrossian
Maureen Connaughton

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

[Signature]

John F. Warren, County Clerk

Dallas County TEXAS

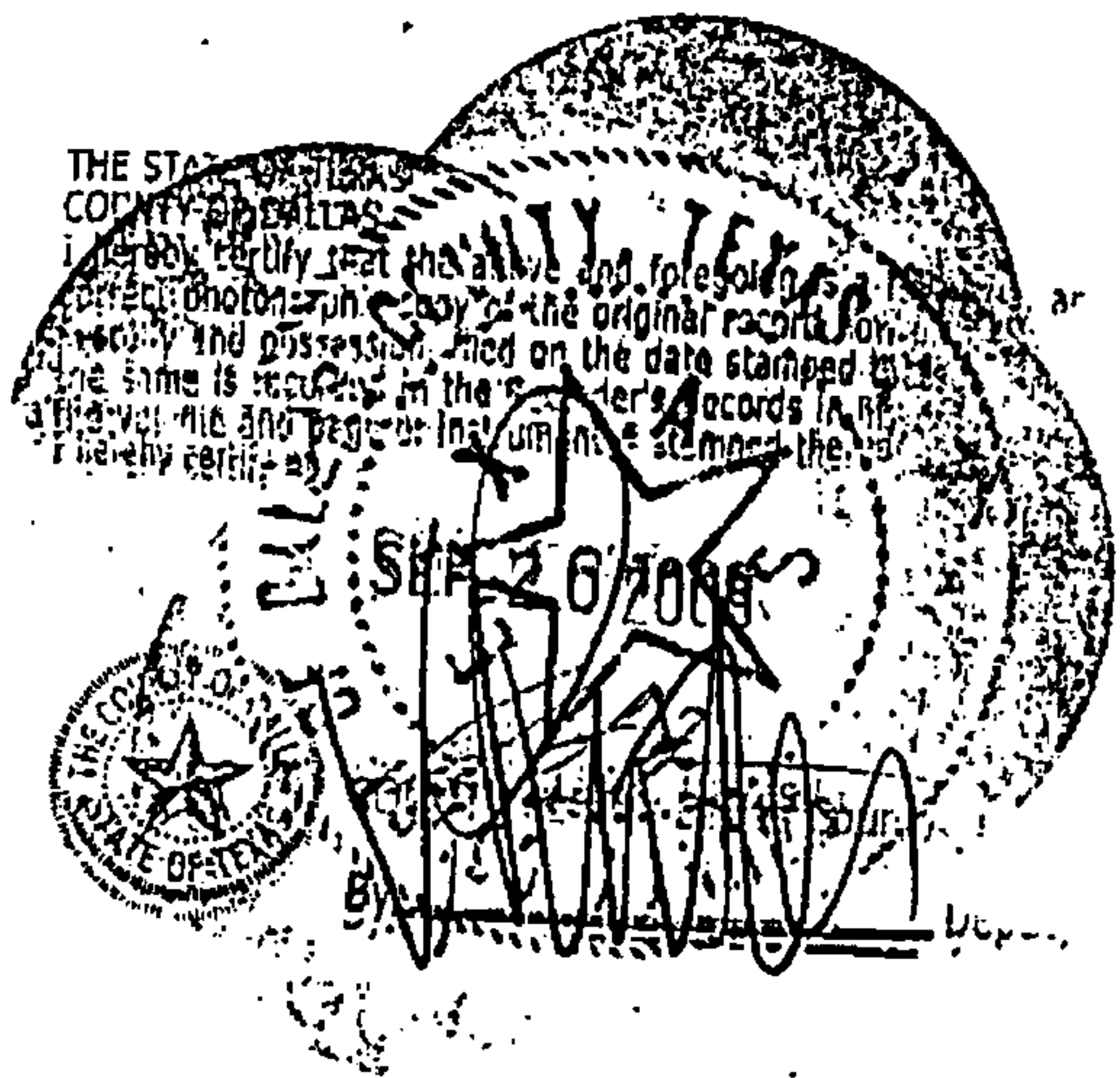
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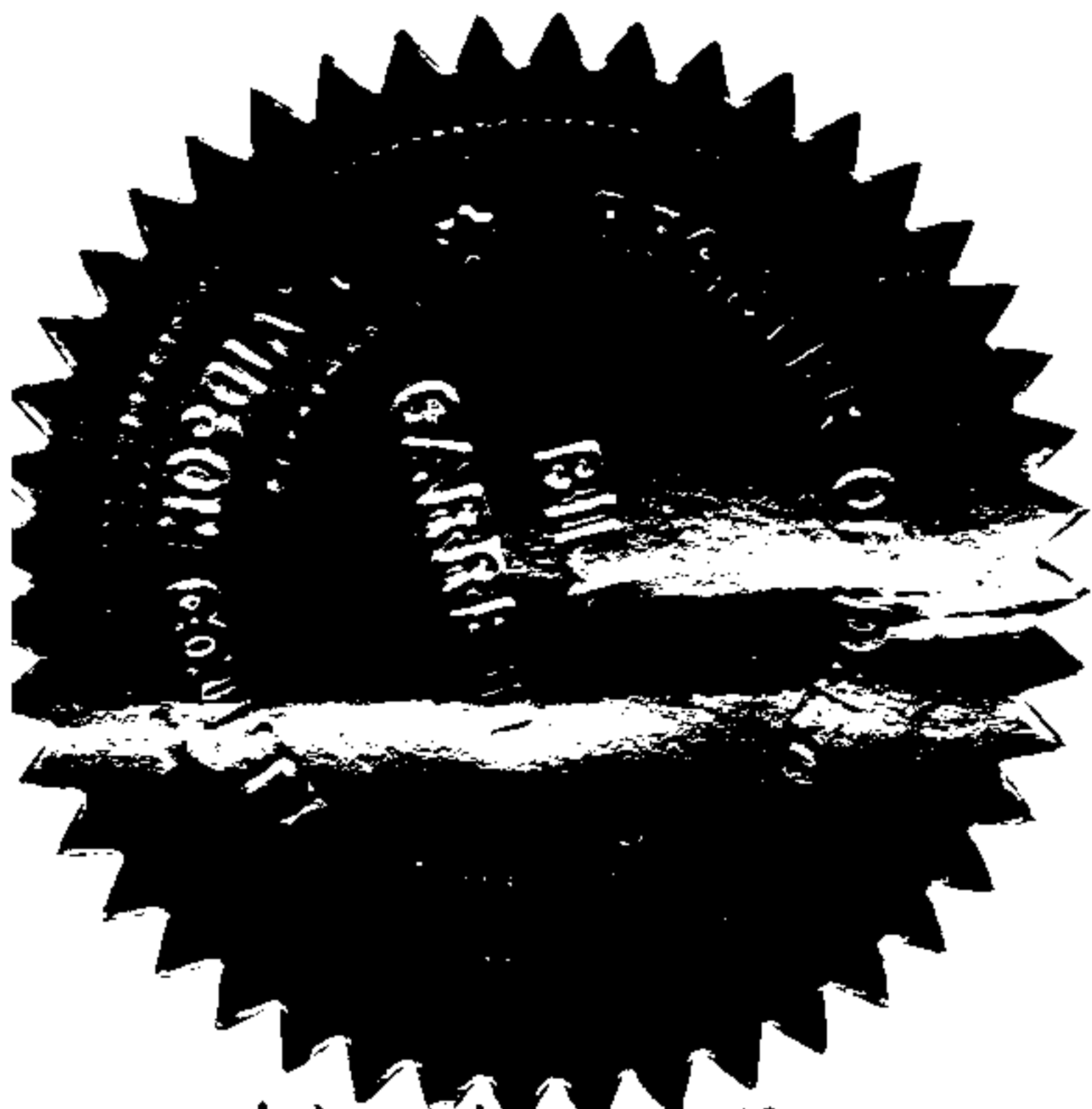
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IndyMac Bank F.S.B. /IndyMac Federal FSB / Power of Attorney
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I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No. 200809290098783
This 29 day of Sept. 2008
By Brent S. Dorman BILL GARRETT Register of Deeds
DEPUTY Register