

ACC 551
Recording Requested By

And When Recorded Mail To:

FIRST PRESTON MANAGEMENT INC.
Attn: Cesaria Martinez
1520 Nutmeg Place, Suite 112
Costa Mesa, CA 92626

LIMITED POWER OF ATTORNEY

Know all men by these present that the Secretary of Housing and Urban Development of Washington, D.C. (HUD), does hereby make, constitute, and appoint Mary Christine Seitz, Cesaria Martinez, Jodi Holmes, Edwin P. Ott, and Adrienne L. Evans of First Preston Management Incorporated, 1520 Nutmeg, Ste. 112, Costa Mesa, CA 92626, each of whom may act individually, as a true and lawful attorney-in-fact to act in the name, place and stead of the Secretary of HUD for the purposes set forth below:

To sell and convey for cash or credit, real properties located in the State of Arizona Counties of Apache, Cochise, Coconino, Gila, Graham, Greenlee, LaPaz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, and Yuma, and the State of Nevada Counties of Clark, Lincoln and Nye; to execute, acknowledge, seal, and deliver any conveyance documents including ground and condominium apartment leases assignments, 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 the recordation of the conveyance documents, to receive on behalf of HUD checks or cash in connection with the sale of such properties; 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 each attorney-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 2/7/2004 (the "Termination Date") unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation"). The rights, power, and authority of each and every attorney-in-fact listed above shall automatically terminate upon the termination of his/her employment with FIRST PRESTON MANAGEMENT INCORPORATED, ("Contractor") and upon termination of the Contractor's contract with the Secretary of HUD.

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.

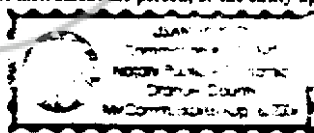
Executed this 31st day of January, 2003.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: *Joseph C. Bates*
Joseph C. Bates
Director
Santa Ana Homeownership Center

State of CALIFORNIA
County of Orange

On January 31, 2003, before me, Susan Valkson, a notary public, personally appeared Joseph C. Bates, X, personally know to me - OR - _____ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.
Susan Valkson
Signature of Notary Public

COPY

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FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2003 MAR 26 PM 3 57

Lincoln County, Tennessee
FEL 1500
LESLIE BOURGHEEN DEPT 118

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