

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

SouthStar Funding, LLC

Plaintiff

Versus

Cause Number: 09-07-1462

Franklin McDowell and Teanda Lanier

Defendants

JUDGMENT

This action came on for hearing on the motion of the plaintiff for a default judgment pursuant to Rule 55(b)(2) of the Mississippi Rules of Civil Procedure, and the defendants having been duly served with the summons and complaint and not being an infant or an unrepresented incompetent person and having failed to plead or otherwise defend, and their default having been duly entered and the defendant having taken no proceedings since such default was entered,

The Court Finds, Orders and Adjudges as follows:

1. This Court has jurisdiction over the subject matter and all necessary parties to adjudicate the Complaint filed in this cause
2. On or about March 13, 2006, Franklin McDowell and Teanda Lanier executed a Deed of Trust conveying certain equitable interests and rights to SouthStar Funding, LLC, beneficiary under said Deed of Trust which is recorded in Records of Mortgages and Deeds of Trust in Book 2,433, Page 411, in the office of the Chancery Clerk of Desoto County, Mississippi,.
3. The description of the real property set forth in the aforementioned Deed of Trust contains a scrivener's error in that the description recites the Plat Book and Page wherein the language "3" is erroneous and constitutes a scrivener's error and is included by mutual mistake of the parties to the Deed of Trust. The proper reference is to Page 4.

**FILED**

**DEC 11 2009**

W E DAVIS, CLERK

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4. The description of the property which is the subject of the Deed of Trust is hereby amended and deemed to read as follows:

Lot 38, Phase 2, Section A, The Arbors of Wedgewood Subdivision, in Section 35, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat thereof Recorded in Plat Book 93, Pages 4, in the office of the Chancery Clerk of DeSoto County, Mississippi

Said description amends and corrects the erroneous description of the previously recorded Deed of Trust and is deemed to be effective as if it had been correctly set forth, or copied into the original document from date of execution thereof.

5. The Clerk of the Chancery Court is hereby directed to file a copy of this Order of this in the Land records of the DeSoto County and indexed to the referenced documents and land.

SO ORDERED this 30<sup>th</sup> day of Nov. 2009

Vicki B. Cobb  
Chancellor

Proposed order prepared by:

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STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.

This the 11<sup>th</sup> day of December, 2009  
W.E. Davis, Clerk of the Chancery Court

By W. E. Davis D.C.