

STATE MS.-DESOTO CO.  
FILED

*PC*

STEVEN R. OUZTS  
GRANTOR(S)

AUG 27 8 30 AM '93

TO

CORRECTION  
WARRANTY DEED

LEON L. LOVELESS, ET UX  
ROSE MARIE LOVELESS  
GRANTEE(S)

BK 261 PG 179  
W.E. DAVIS, CH. CLK.  
*by n. Maham, P.C.*

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, STEVEN R. OUZTS, a single person, does hereby sell, convey and warrant unto LEON L. LOVELESS and wife, ROSE MARIE LOVELESS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as:

Lot 103, Stonehedge Townhomes No. III Subdivision, in Section 32, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 30, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT:

Beginning at the accepted northeast corner of Section 32, Township 1 South, Range 7 West, Southaven, Mississippi, said point being the centerline of Hwy 302 and Tchulahoma Road: thence South 89 degrees 43 minutes 44 seconds West along the centerline of Hwy 302 for a distance of 1,178.9 feet to a point; thence South 00 degrees, twenty minutes West (S 00 degrees 20' W), a distance of forty (40.0000) feet to the True Point of Beginning for the herein described tract of land; thence South zero degrees thirty one minutes, twelve seconds East (S 00 degrees 31' 12" E), a distance of thirty five (35.0000) feet to a point; thence South eighty nine degrees twenty eight minutes forty eight seconds West (S 89 degrees 28' 48" W), a distance of one hundred seventy (170.0000) feet to a point; thence South fifty seven degrees twenty eight minutes twenty nine seconds West (S 57 degrees 28' 29" W), a distance of forty seven and 17/100 (47.1700) feet to a point; thence South five degrees eleven minutes twenty six seconds West (S 5 degrees 11' 26" W), a distance of forty five and 22/100 (45.2200) feet to a point; thence South eighty nine degrees twenty eight minutes forty eight seconds West (S 89 degrees 28' 48" W), a distance of five and 50/100 (5.5000) feet to a point; thence North Zero degrees thirty one minutes twelve seconds West (N 0 degrees 31' 12" W), a distance of eighty (80.0000) feet to a point; thence along a curve having a radius of twenty five (25.00) feet, arc length of thirty nine and 28/100 (39.28) feet, delta angle of ninety degrees zero minutes fifty four seconds (90 degrees 00' 54"), a chord bearing of North forty four degrees twenty eight minutes forty eight seconds East (N 44 degrees 28' 48" E), and a chord length of thirty five and 36/100 (35.36) feet to a point; thence North eighty nine degrees twenty eight minutes forty eight seconds East (N 89 degrees 28' 48" E), a distance of one hundred ninety five (195.0000) feet to the true point of beginning; and containing 20/100 (0.1989) acres, or eight thousand six hundred sixty six and (8666.2577) square feet.

The purpose of this Correction Warranty Deed to correct the Less and Except description as recorded in that Warranty Deed dated February 24th, 1993, recorded in Warranty Deed Book 254, Page 618, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1993 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given on or before March 1, 1993.

WITNESS MY SIGNATURE this the 16<sup>th</sup> day of ~~July~~ <sup>August</sup>, 1993.

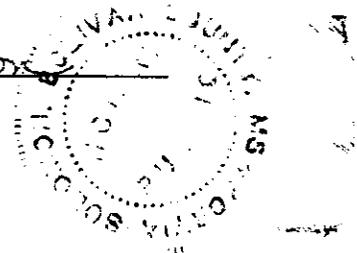
Steven R. Ouzts  
STEVEN R. OUZTS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the aforesaid County and State on this the 16<sup>th</sup> day of ~~July~~ <sup>August</sup>, 1993, within my jurisdiction, the within named, STEVEN R. OUZTS, who acknowledged that he executed the foregoing instrument.

Portia Solomon  
Notary Public



My Commission Expires:  
9-12-95

Grantor's Address: P. O. Box 298, Cleveland, MS 38732  
Work Phone #: None Home Phone #: 601-748-2361  
Grantee's Address: 6978 Kings Row, Southaven, MS 38671  
Work Phone #: None Home Phone #: 601-342-0422