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STATE OF MISSISSIPPI, DE SOTO CO.

Dec 27 10 14 AM '95

BK 294 PG 277
W.E. DAVIS, CLK.

By W.T.D.C.

CORRECTION WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned, SHIRLEY DOWNEN, HUEY DOWNEN and NANCY DOWNEN, the sole heirs at law of the Estate of Hugh Watson Downen, hereinafter referred to as the GRANTORS, and LEON H. DOWNEN and wife, ANN D. DOWNEN, hereinafter referred to as the GRANTEEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, SHIRLEY DOWNEN, HUEY DOWNEN and NANCY DOWNEN, the sole heirs at law of the Estate of Hugh Watson Downen, the GRANTORS do hereby and by these presents sell, convey, and warrant unto LEON H. DOWNEN and wife, ANN D. DOWNEN, the GRANTEEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

1.008 acres (43,898.69 s.f.) being part of the Northwest Quarter of the Southeast Quarter of Section 19, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being described as follows:

Commencing at the intersection of the west right of way of State Highway 51 (50 feet from center of road) and the east right of way of Old Highway 51 (25 feet from center of road), said point being the southernmost corner of Lot No. 1 of the Downen Commercial Park Subdivision

(unrecorded). Thence north along the west right of way of State Highway 51 the following calls: North 03°50' East 397.47 feet, North 01°34' East 96.53 feet to a 1/2 inch rebar on said right of way and the point of beginning at the southeast corner of Lot No. 2 of the Downen Commercial Park Subdivision (unrecorded); thence North 77°27' West 175.8 feet to a point in the east right of way of Old Highway 51 (point marked by a 3/4 inch pipe set 28.65 feet east on line); thence North 15°26'46" West 280.9 feet along the east right of way of Old Highway 51 to a point in a ditch; thence South 61°24'03" East 288.48 feet to a 1/2 inch rebar on the west right of way of State Highway 51; thence South 02°17'25" West 171.0 feet along the west right of way of State Highway 51 to the point of beginning. As per survey of Jerry T. Stafford dated December 12, 1995, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

By way of explanation, the purpose of this Correction Warranty Deed is to correct the description as found in that certain Warranty Deed dated July 6, 1990 from Shirley Downen, Huey Downen and Nancy Downen as the sole heirs at law of the Estate of Hugh Watson Downen to Leon H. Downen and wife, Ann D. Downen, and which Warranty Deed was filed on July 9, 1990 at 10:52 A.M. and recorded on July 10, 1990 at Deed Book 227, Page 327, in the Office of the Chancery Clerk of DeSoto County, Mississippi. That the aforesaid Warranty Deed contained a description which referenced Lot No. 2 of Downen Commercial Park, which is an unrecorded subdivision. Accordingly, the prior description is inadequate and therefore a metes and bounds description has been included herein to properly reflect and identify the property previously conveyed.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation

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or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in; on and under the subject property.

Taxes and assessments for said property for the year 1990 were to be paid by the GRANTEES, LEON H. DOWNEN and wife, ANN D. DOWNEN, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession was given on the 6th day of July, 1990.

WITNESS the signature of the GRANTORS on this the 18th day of December, 1995.

Shirley Downen
SHIRLEY DOWNEN

Huey Downen
HUEY DOWNEN

Nancy Downen
NANCY DOWNEN

STATE OF Arkansas
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of December, 1995, within my jurisdiction, the within named SHIRLEY DOWNEN, who acknowledged that she executed the above and foregoing instrument.

Armeda Hays
NOTARY PUBLIC

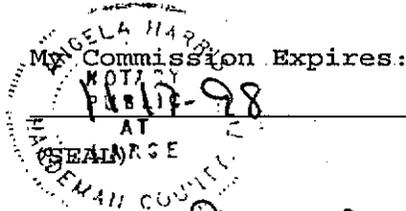
My Commission Expires:

NOTARY PUBLIC
11/18/98
AT
GALVING
MADISON COUNTY

STATE OF Jordan
COUNTY OF Hernando

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of December, 1995, within my jurisdiction, the within named HUEY DOWNEN, who acknowledged that he executed the above and foregoing instrument.

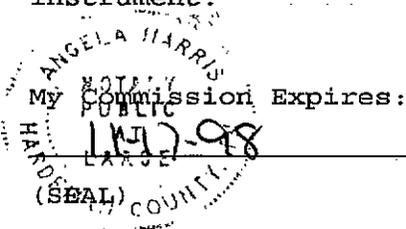
Angela Harris
NOTARY PUBLIC



STATE OF Jordan
COUNTY OF Hernando

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of December, 1995, within my jurisdiction, the within named NANCY DOWNEN, who acknowledged that she executed the above and foregoing instrument.

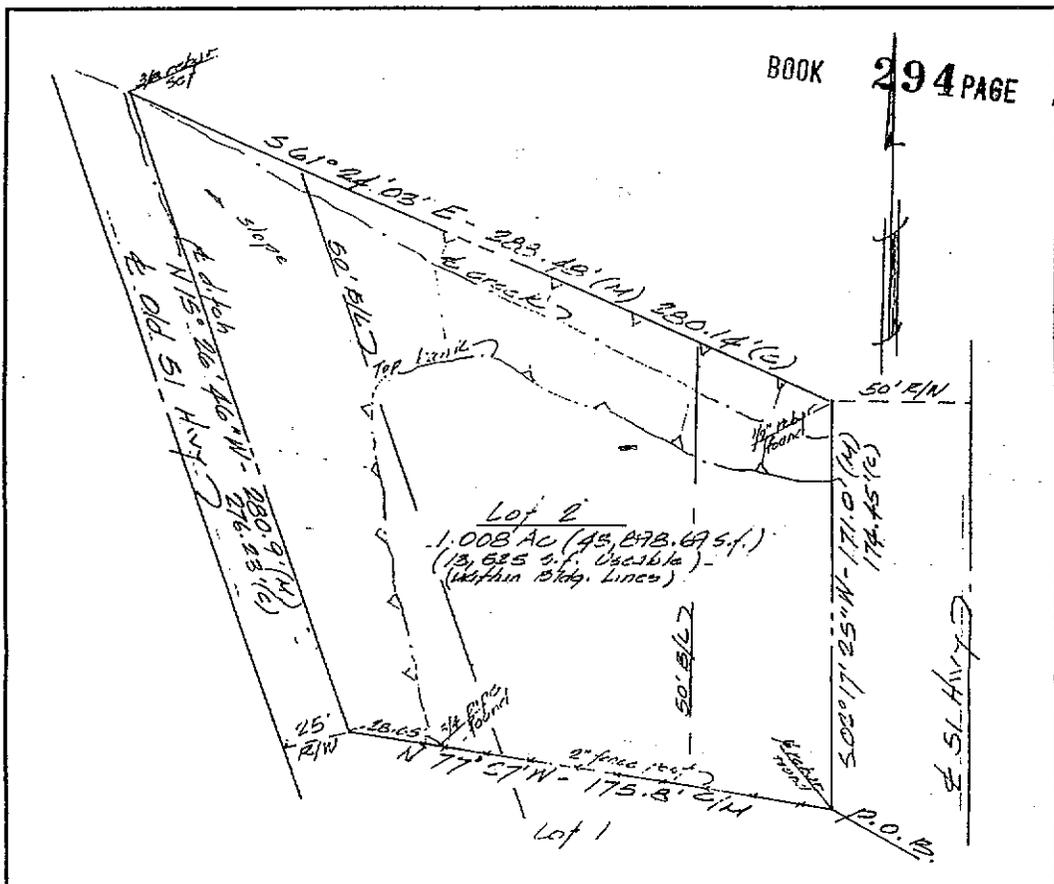
Angela Harris
NOTARY PUBLIC



GRANTORS' ADDRESS:
Rt. 1 Box 3340
Walnut, MS 38683
RES. TEL.: 601-223-6362
BUS. TEL.: NA

GRANTEES' ADDRESS:
7824 Highway 51 South
Hernando, MS 38632
RES. TEL.: 601-429-5327
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469



Boundary Survey
 Lot No. 2 Downman Commercial Park Subdivision
 Section 12, T35, R8W, Hernando, DeSoto Co., Miss.
 Scale 1" = 50'



(M) = Measured distance
 (C) = deed call distance

Field Work Date 11/16/95
 Trv. Clos. Angle 0.0025 Dist. 0.05 Ref: Downman Comm. Park Plat

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON FROM PHYSICAL FEATURES FOUND ON THE GROUND AND DEEDS OF RECORD, AND THAT THIS PLAT IS A TRUE AND CORRECT EXEMPLIFICATION OF A CLASS B SURVEY. ALSO ACCORDING TO FIA MAP NO. 25-2320015D DATED 3 MAY 90 THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED FLOOD HAZARD ZONE. CERTIFIED TO THIS THE 12 DAY OF Dec 19 95.

Jerry T. Stafford
 JERRY T. STAFFORD, MS. RLS#2633