

ARTHUR C. HARWELL,  
GRANTOR(S)

STATE MS.-DESOTO CO. *be*  
*be*  
APR 30 4 22 PM '04 *BC*

BK 471 PG 99

TO

WARRANTY DEED

FREDERICK A. WOODS,  
GRANTEE(S)

\*Re-record to correct Grantee(s) name

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **ARTHUR C. HARWELL and wife, DARCUS HARWELL, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of her marriage to ARTHUR C. HARWELL,** do hereby sell, convey and warrant unto **FREDERICK A. WOODS, an unmarried person,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 38, Section A, Carriage Hills Subdivision, in Section 23, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 3, Pages 13 and 14, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2004 shall be prorated among the parties.

STATE MS.-DESOTO CO. *be*  
*be*

MAY 27 4 32 PM '04

BK 473 PG 154  
W.E. DAVIS CH. CLK.

511717

WITNESS OUR SIGNATURE(S) this the 28<sup>th</sup> day of April, 2004.

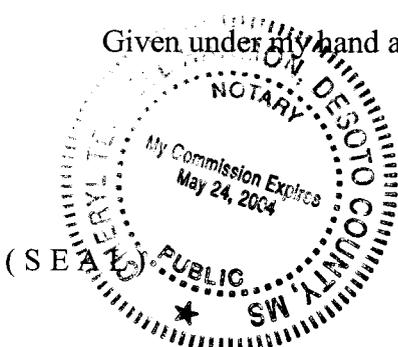
Arthur C. Harwell  
ARTHUR C. HARWELL

Darcus Harwell  
DARCUS HARWELL

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, ARTHUR C. HARWELL and DARCUS HARWELL, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 28<sup>th</sup> day of April, 2004.



Cheryl J. Hanna  
NOTARY PUBLIC

My Commission Expires:

ADDRESS OF GRANTORS:  
1636 Whithead  
Southaven MS 38671  
Home: 662 393-9468  
Work: N/A

ADDRESS OF GRANTEES:  
8561 w cedar Circle  
Southaven, MS 38671  
Home: 662-393-9740  
Work: 901-566-9466

**PREPARED BY AND RETURN TO:**  
**FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.**  
**WILLIAM W. BALLARD, STAFF ATTORNEY**  
**7145 SWINNEA ROAD, SUITE 2**  
**SOUTHAVEN, MS 38671**  
**(662) 349-6536**

**FILE # S11717**

SCRIVENER'S AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Before me, the undersigned authority in and for said jurisdiction, this 17<sup>th</sup> day of May, 2004, personally appeared Cheryl T. Harmon, who having been duly sworn, on her oath states as follows:

Whereas, on the 28th day of April, 2004 a Warranty Deed was executed by Aurthur C. Harwell to Frederick A. Woods, recorded April 30, 2004 in Deed Book 471, pages 99 in the office of the Chancery Court Clerk of DeSoto County, Mississippi which contained errors in the vesting

Whereas said instrument contained an error of the scrivener, in that the Grantee(s) name is not Frederick A. Woods.

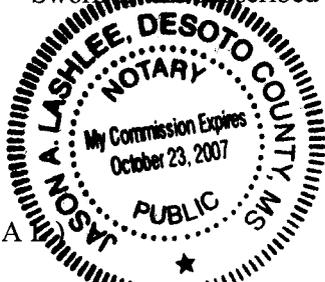
Whereas the Grantee(s) name is:

Fredrick A. Woods

This day personally appeared before me, the undersigned authority in and for the said jurisdiction, the within named Cheryl T. Harmon, who acknowledged that she is an Employee of First National Financial Title, prepared the above and foregoing instrument.

*Cheryl T. Harmon*  
Cheryl T. Harmon, Scrivener

Sworn and subscribed before me this 20~~th~~ day of May, 2004.



*Jason A. Lashlee*  
NOTARY PUBLIC

( S E A L )

My Commission Expires:

PREPARED BY AND RETURN TO AFTER RECORDING:  
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.  
7145 SWINNEA ROAD, SUTIE 2  
SOUTHAVEN, MISSISSIPPI 38671  
(662) 349-6536

FILE #S11717