

County, Mississippi, to which reference is here made.

This transfer also conveys the bonus, rentals, and royalties which may be due or become due and payable for the interest hereby conveyed, together with all of the rights and privileges necessary for the operation and development of said premises for oil, gas or other minerals, and also the right to erect such improvements and equipment in and upon said premises for the purpose of removing said minerals from said premises and operate therefor.

To have and to hold the above described property, rights and privileges unto the said G. W. Hindman his heirs and assigns forever, and we do hereby warrant the title to the above described rights, minerals and privileges unto the said G. W. Hindman his heirs and assigns forever against every person claiming or to claim the same or any part thereof.

Witness our hands at Canton, this the 31 day of January, 1925.

Rufus Davis

The State of Mississippi)

County of Madison

Personally appeared before me, Rufus Davis of the County of Madison in said State, the within named who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal at Canton, Mississippi, this the 31 day of Jan A.D. 1925.

(SEAL)

D. T. Farrell, J.P.

Zack Tucker  
Elnora Tucker  
By, W. H. Powell, Trustee  
To Trustee's deed  
Wm. Wohner

Filed for record the 12 day of Jan.,  
1925 at 4 o'clock P. M.  
Recorded the 10th day of Feb., 1925.

W. B. Jones, Chancery Clerk  
H. D. Lane, D.C.

Whereas, on the 27th day of January, A.D. 1921, Zack Tucker and Elnora Tucker, executed to me, W. H. Powell, Trustee, a certain deed of trust, which is of record in Book B. F., page 363, in the Chancery Clerk's office of Madison County, Mississippi, to secure an indebtedness described therein to Grant O. Lord, and whereas the indebtedness secured thereby was on the 18th day of December, 1924, past due and unpaid, and whereas the notes evidencing same had been transferred to William Wohner, and whereas I was requested by the said William Wohner the legal owner of said indebtedness, to execute and enforce said trust by a sale of the property described in said deed of trust, and hereinafter described; and whereas I did write or have printed a notice of the sale of said property, and posted same upon the South Door of the Court House, in the City of Canton, County of Madison, State of Mississippi, on the 18th day of December, A.D. 1924, and did cause said notice to be printed and published in the Madison County Herald, a newspaper published in the City of Canton, said County and State, for four (4) consecutive weeks, viz: In issues of December 19, 1924, December 26, 1924, January 2, 1925 & January 9, 1925, prior to date of sale, as required by law, and the provisions of said deed of trust.

A copy of said notices is attached to this deed and made a part hereof, to be recorded herewith together with proof of said posting at the South Door of the Court House, and publication in the Madison County Herald, as aforesaid.

And whereas, on the 12th day of January, A.D. 1925, in pursuance of said notice of sale and the provisions of said deed of trust, before the South Door of the Court House, in the City of Canton, Madison County, Mississippi, at the Hour of 11:40 A.M., I did offer the property hereinafter described for sale, at public outcry, to the highest bidder, for cash, in the manner and form provided by law, and said deed of trust and notice, and William Wohner appeared and bid therefor the sum of Four Hundred Sixty-Five (\$465.00) Dollars, cash, which was the highest bid, and said property was knocked off to said William Wohner and he declared to be the purchaser thereof.

And whereas, the said William Wohner, has paid the sum of Four Hundred Sixty-five (\$465.00) Dollars, the amount of said bid, the receipt of which is hereby acknowledged, and whereas I have fully complied with the law and said deed of trust, both precedent and subsequent, and whereas I have credited the indebtedness secured by said Trust Deed with the sum of Four Hundred Sixty-Five Dollars, less ten per cent (10%) attorney's fees and costs of advertising, to wit: \$51.90,

Now, therefore, in consideration of the premises and the payment to me of said purchase money, by the purchaser thereof, I, W. H. Powell, Trustee, as aforesaid, do hereby convey and warrant specially unto the said William Wohner the following described property, lying and being situated in the County of Madison, State of Mississippi, to wit:-

All that part of NW $\frac{1}{4}$  South and East of small branch in Section 35, containing 82 acres, and 12 acres off of the North end of W $\frac{1}{2}$  SW $\frac{1}{4}$ , Section 35, all in Township 10, Range 2 East,

Witness my signature this 12th day of January, A.D. 1925.

W. H. Powell, Trustee.

State of Mississippi)

County of Madison

Personally appeared before me, the undersigned authority, in and for said County and State, the within named W. H. Powell, Trustee, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned as his act and deed. Given under my hand and official seal, this the 12th day of January, A.D. 1925.

(SEAL)

Robt. H. Powell, Notary Public.

#### PROOF OF PUBLICATION

#### TRUSTEE'S SALE OF LAND

Whereas Zack Tucker and Elnora Tucker on January 27, 1921, executed a deed of trust to me as trustee, to secure an indebtedness described therein, which trust deed was duly filed for record in the Chancery Clerk's office of Madison County, Mississippi, on January, 29, 1921, and recorded in Trust Deed Book B.F., page 363; and whereas the indebtedness secured