

This agreement shall apply to the land here conveyed, and to all other lands owned by the Grantors herein in NE 1/4 SW 1/4 Section 21, Township 9, Range 3 East:
The public road referred to herein is the public road, running North and South, immediately west and adjacent to the Grounds of the Madison County Country Club, and beginning on the line between N 1/2 S 1/2 and S 1/2 S 1/2 Section 21, Township 9, Range 3 East; and extending Northward:
No building, of any kind, shall ever be erected on said lands within fifty feet of the public Road;
No building for industrial or commercial purposes shall ever be erected on said lands:
No dwelling house, for use of Negroes shall be erected on said lands within four Hundred feet of the public road:
No dwelling house shall ever be erected on said lands within four hundred feet of the public road at a cost of less than Five Thousand Dollars:
Witness our signatures this the 5th day of May, 1928.

Isaac Edwards
Kate M. Edwards
State of Mississippi)
Madison County)

Before me, the undersigned Authority, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, personally appeared the within named Isaac Edwards and Kate M. Edwards, Husband and wife, who acknowledged that they signed and delivered the foregoing instrument of conveyance on the day and date therein written, and as and for their act and deed.
Given under my hand and official seal this the 10 day of May, 1928.

(SEAL) Robert C. Randel,
Circuit Clerk

W. W. McClanahan
To/W.D.
J. A. Ratliff
Filed for record the 10th day of May 1928 at 12 o'clock M.
Recorded the 11th day of May, 1928.
W.B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

In consideration of the sum of \$315.00, cash in hand paid to me by the Grantee herein, the receipt of which is hereby acknowledged, and the further consideration of the sum of \$585.00, evidenced by the notes of Grantee, and secured by deed of trust of even date herewith, I, W. W. McCLANAHAN do hereby CONVEY AND WARRANT unto J.A. RATLIFF the following described property lying and being situated in the County of Madison and State of Mississippi to-wit:-

Lots 1 - 2 and 3 in Block "A" as shown by Plat of Winter Haven Addition, or Subdivision to the town of Canton, Miss., which plat is of record in Plat Book No. 2, page 5 in Chancery Clerk's office of said County.

No part of above lands shall ever be given, loaned, rented, leased, or conveyed to any person of negro blood, nor shall any public filling station or public garage be constructed upon any of same. If the Grantee, or his successors at anytime violate above provisions, or either of them, said property shall revert to the Grantor herein.
No residence, dwelling, or building of any kind or any part thereof shall be erected nearer than thirty (30) feet to the front lot line, or nearer than five (5) feet to side lot line.
The Grantee herein shall pay the taxes on said property for the year, 1928.
A vendor's lien is also reserved to secure the payment of above notes.
Witness my signature this 30th day of April, 1928.

W. W. McClanahan
State of Mississippi)
County of Madison)

Personally appeared before me, the undersigned officer, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, the within named W.W. McClanahan, who acknowledged that he signed, sealed, and delivered the foregoing instrument on the day and year therein mentioned.
Given under my hand and official seal, this 30th day of April, 1928.

(SEAL) R. E. Spivey, Jr., Notary Public

W. H. Boutwell, Guardian
To/Guardian's Deed
John E. Griffin
Filed for record the 9th day of May, 1928 at 2:40 o'clock P.M.
Recorded the 11th day of May, 1928.
W.B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

Pursuant to the Decree of the Chancery Court of Madison County, Mississippi, rendered on the 6th day of April, 1928, in vacation, authorizing and directing me as Guardian of Carrie Christine Boutwell and Alma Nell Boutwell, minors, to execute and deliver a deed to John E. Griffin, purchaser of said Minors' interest in the lot hereinafter described at the sale made by me as Guardian under the decree of this Court, on the 31st day of March, 1928; and
Whereas, the said John E. Griffin has complied in every respect with his bid for said minor's interest in said lot, and has paid to me as Guardian for said Carrie Christine Boutwell and Alma Nell Boutwell, minors, the amount bid for their respective interests, Twenty-eight and 12/100 Dollars (\$28.12), for each of said minors interest, or a total of Fifty-six and 24/100 (\$56.24);

Handwritten note: The note in this instrument is not binding on the undersigned.