

Ruby V. Heberer  
F. E. Heberer  
F. P. Railsback  
To/Deed  
S. G. Wilder

Filed for record the 31 day of July,  
1925 at 2:30 o'clock P.M.,  
Recorded the 1st day of Aug., 1925.

W. B. Jones, Chancery Clerk  
A. O. Sutherland, D.C.

In consideration of the sum of \$4500.00 cash in hand paid to us by S.G. Wilder, the receipt of which is hereby acknowledged, we, F. E. Heberer and Ruby V. Heberer, husband and wife, and F. P. Railsback hereby convey and warrant to the said S.G. Wilder the following described lands lying and being situated in the County of Madison, and State of Mississippi, to-wit:-

All the lands lying and being in S $\frac{1}{2}$  E $\frac{1}{2}$  SW $\frac{1}{4}$  and in SE $\frac{1}{4}$  Sec. 1, South of the Public Road and all N $\frac{1}{2}$  Sec. 12, lying South of said public road except forty acres South of said road to be laid off in the form of a square (as near as may be considering the meanderings of the said public road) as follows:-

Beginning at a point where the public road intersects the County line dividing Madison from Leake County, this point being the Northeast Corner of the (40) acres, excepted from this conveyance and lay off forty acres in a square having for its East boundary line of the County line which is the East line of Section 1, and Section 12, and for its North boundary line the Public Road. The above lands conveyed being the lands conveyed S.L. Mansell by S.B. Wilder and Kate M. Wilder by their deed dated January 4, 1898 and recorded in said County in Book GGG page 552, reference being here made thereto.

Witness our signatures on this 18th day of July, 1925.

(\$1.50 revenue stamp attached & cancelled)

Ruby V. Heberer  
F. E. Heberer  
F. P. Railsback

State of Mississippi  
County of Madison  
Dist. One

Personally appeared before me, the undersigned authority in and for said Dist., and State, the within named F. E. Heberer and Ruby V. Heberer husband and wife, and F. P. Railsback, who acknowledged that they each signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal this the 18th day of July, 1925.

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

(\$1.50 revenue stamp attached & cancelled)

H.V. Watkins,  
To/Deed  
L.W. Berton & Mrs. Katherine  
W. Berton.

CHANCERY CLERK

Filed for record this the 5th day of Aug. 1925  
at 9 o'clock P.M.  
Recorded this the 7th. day of Aug. 1925.  
W.B. Jones, Clerk  
H.D. Lane, D.C.

For and in consideration of the sum of Seventy-Five Hundred Dollars (\$7500.00) paid and to be paid as follows: (a) The sum of Twenty Five Hundred Dollars (\$2500.00) is cash in hand paid, the receipt of which is hereby acknowledged; (b) The sum of Twelve Hundred Twenty Two and 50/100 Dollars (\$1222.50) is evidenced by the assumption and agreement to pay by the grantees herein, as due, three notes given by C.C. Smith and H.V. Watkins to John Livelar, described in a deed from John Livelar to C.C. Smith and H.V. Watkins dated April 27, 1922, and recorded in the office of the Chancery Clerk in Canton, Mississippi, in Book 1, at page 407 thereof; (there were six notes of \$400.00 each given by notes 1, 2, and 3 and all interest on the paid notes and the yet to mature notes, have been paid by H.V. Watkins to March 15, 1925, and the indebtedness which is assumed by the grantees is notes 4, 5, and 6; each for \$400.00, making \$1200.00, plus accrued interest thereon from March 15, 1925 to date, which is \$22.50, making a total of \$1222.50 and in addition thereto the interest to hereafter accrue, and (c) The balance of Thirty-Seven Hundred Seventy-seven and 50/100 Dollars (\$3777.50) which is evidenced by the three certain promissory notes of the grantees herein, payable to H.V. Watkins, numbered 1, 2, and 3; note No. 1 for \$1200.00 due on or before March 15, 1929; Note No. 2 is for \$1200.00 and due on or before March 15, 1930, and Note No. 3 is for \$1377.50 and is due on or before March 15, 1931; all of said notes bearing interest at the rate of six per centum per annum from date until paid, the first interest being due on March 15, 1926 and thereafter annually, and providing for the payment of reasonable attorneys fees for collection, if not paid when due, and being secured in their payment by a deed of trust of even date herewith, reference to which is hereby made in aid of and as a part of this agreement, I, H.V. Watkins, of Jackson, Mississippi, do hereby convey, sell and warrant unto L.W. Berton and Mrs. Katherine W. Berton the following described property situated in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

All of the West Half of the Southwest Quarter of Section 24, lying south of the Old Agency Public Road (Estimated to contain 21 acres), and the West Half of the Northwest Quarter, less 34 acres on the south end, of Section 25 (estimated to contain 46.38 acres), all in Township 7, Range 1 East. Said tract containing 67.38 acres, more or less.

There is excepted from the above described property the grave yard plot and a ten foot wide right of way off the East side of the above described land.

This is the same property which was conveyed by John Livelar to C.C. Smith and H.V. Watkins on April 27, 1922, by deed recorded in Book 1, at page 407, in the office of the Chancery Clerk aforesaid, and by deed of J.N. Battley to C.C. Smith and H.V. Watkins of record in said Clerk's office in Book 1, at page 502, which said deed is dated October 14, 1922, and subsequently, on October 20th, 1922, C.C. Smith conveyed his interest in said property to H.V. Watkins, by deed of record in said Clerk's office in Book 1, at page 512 thereof, reference to all of said deeds being hereby made in aid of and as a part of this description.

The ad valorem taxes assessed against said property for 1925 to be paid by the grantor herein.

The grantor herein reserves the rent and income from said property for the year 1925, with the right of the tenants, Walter McCain and Jim Kennedy to occupy the property leased to them until the expiration of their leases, which is December 15, 1925. In the leases which H.V. Watkins executed to Walter McCain and Jim Kennedy, the grantor reserves the use of the front hallway and the right of entrance, the two front rooms on the lower floor west of the hallway, and the entire second floor of the dwelling, and, jointly with both tenants, the grove, cistern and pond. All rights reserved by H.V. Watkins in said leases are transferred to

*Indorsed line cancelled by authority of Clerk of Aug. 1925 from 18. 2. 1925  
filed 5/8-1924 and recorded in Book 1, page 1039 of 1924  
C.C. Smith*