

VVV

Lewis Carson  
 Jane Carson (By  
 By/Tip Ray, Substituted Trustee  
 To/Substituted Trustee Deed  
 J. E. Maxwell

Filed for record the 5th day of  
 Dec., 1925 at 11:35 A. M.  
 Recorded the 19th day of Dec. 1925.  
 W. B. Jones, Chancery Clerk  
 A.O. Sutherland, D. C.

Whereas, Lewis Carson and Jane Carson, did, on the 3rd day of March, 1920, execute and deliver to J. C. Maxwell, Trustee, a deed of trust to secure J. E. Maxwell, an indebtedness described therein; which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Book A.X., at page 415; And,

Whereas, the said J. C. Maxwell being unable and unwilling, and having refused, to act as said Trustee, and I have been appointed substituted Trustee by the holder and owner of said note and deed of trust; said Appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Book C.F., at page 103; and having been actually spread upon the records of Madison County, Mississippi, before the first publication of the notice of the sale under said deed of trust; And,

Whereas, the Holder of said notes and deed of trust, and owner of said indebtedness, the same being past due and unpaid, has requested me to execute said trust by a sale of the property therein conveyed; And,

Whereas, I did advertise the sale of said land by posting a notice of said sale at the South Door of the Court House, in Canton, Mississippi, on the 4th day of November, 1925, and by having a copy of said Notice published in the Madison County Herald, a newspaper published in the Madison County, Mississippi, and having a general circulation therein, in the Issues of November 6th, 13th, 20th, and 27th, 1925;

Copy of notice posted at the South Door of said Court House, and proof of publication thereof in the Madison County Herald being filed herewith, and marked Exhibits "A" and "B" respectively; And,

Whereas, I did advertise said sale as required by law, and the terms of said deed of trust, and did fully comply with the requirements of law relative to the Sale of lands under deeds of trust; And,

Whereas, I did offer said land for sale, at the South Door of the Court House, in Canton, Mississippi, at 11:30 A. M. o'clock, on the 30th day of November, 1925, the day of the date of said sale, to the highest bidder, for cash, at public outcry, when one J.E. Maxwell, appeared, and bid therefor the sum of Two Hundred Dollars (\$200.00), which was the highest bid for cash offered for said property, and same was knocked off to the said J.E. Maxwell, and he declared to be the purchaser thereof; And,

Whereas, the said J. E. Maxwell has paid to me the amount of said bid, the receipt of which is hereby acknowledged; And,

Whereas, I have fully complied with the law, deed of trust, and notice, both subsequent and precedent to said sale, and said amount has been duly credited upon the indebtedness secured by said deed of trust, after first deducting the expenses and attorney's fees incident thereto, Now, therefore,

In consideration of the premises, and the payment to me, by the purchaser thereof, of said purchase money, I, Tip Ray, Substituted Trustee, hereby CONVEY AND WARRANT SPECIALLY unto the said J. E. MAXWELL the following described land, lying, being, and situated in Madison County, Mississippi, towit:-

NE $\frac{1}{4}$  SEC $\frac{1}{4}$  and SE $\frac{1}{4}$  SEC $\frac{1}{4}$  SECTION 19, TOWNSHIP 12, RANGE 4 EAST: ✓

Witness my signature this the 30th day of November, 1925.

Tip Ray, Substituted Trustee

State of Mississippi)  
 Madison County  
 District Number One )

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County, and State, personally appeared the within named Tip Ray, Substituted Trustee, who acknowledged, that he signed and delivered the foregoing instrument of writing on the day and year therein written, and as and for his act and deed as substituted trustee.

Given under my hand and official seal this the 30th day of November, 1925.

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

#### NOTICE OF TRUSTEE'S SALE

Whereas, Lewis Carson and Jane Carson did, on the 3rd day of March, 1920, execute and deliver to J. C. Maxwell, Trustee, a deed of trust to secure J. E. Maxwell, an indebtedness described therein; which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Book A.X page 415, And,

Whereas, said indebtedness being past due and unpaid, and the said J. C. Maxwell, Trustee, being unable and unwilling to act as said Trustee, and I having been appointed Substituted Trustee therein; which said appointment being of record in the Chancery Clerk's office of Madison County, Mississippi in Book C.F page 103; And, ✓

Whereas, I have been requested by the proper authority to execute said trust by a sale of the property conveyed therein,

Therefore, to execute and enforce the same, I, Tip Ray, substituted Trustee, will, on Monday November, 30, 1925, between the hours of 11 a.m. and four p.m. o'clock, before the South Door of the Court House in Canton, Mississippi, offer for sale, and sell at public auction, to the highest bidder for cash, the following described property lying and being situated in the County of Madison, State of Mississippi, towit:-

NE $\frac{1}{4}$  SEC $\frac{1}{4}$  & SE $\frac{1}{4}$  SEC $\frac{1}{4}$  Sec. 19 T 12 R 4 E,

One black horse mule named Bill. One black cow named Owen. One Top buggy. One two horse wagon.

The above described land is intended to describe all the land Grantor owns whether the same be correctly described or not.

Witness my signature this November 4, 1925.

TIP RAY, Substituted Trustee.