

R. B. Nichols  
By Tip Ray, Trustee  
To/Trustee's Deed  
H. L. Nichols.

W.W.W.  
Filed for record the 23rd day of  
Feby 1928 at 4 o'clock P.M.  
Recorded the 27th day of Feby 1928.

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

Whereas on the 10th day of January, R. B. Nichols, executed and delivered to me as Trustee, his deed of trust on the lands hereinafter described, to secure the Pickens Bank in an indebtedness therein described, conveying the lands hereinafter described, which deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book BW, at page 311; And,

Whereas, on the 27th day of January, 1928, the indebtedness secured thereby was past due and unpaid, and I was requested by the holder and owner of said notes and said deed of trust to execute same, by a sale of the property therein described; And,

Whereas, I did advertise said sale by posting a written notice thereof on the Bulletin Board at the South Door of the Court House in Canton, Mississippi, on the 27th day of January, 1928, which notice remained so posted until removed by me on the day and time of said sale, said notice being hereto attached as Exhibit "B" to this deed, and did further advertise said sale by having published a copy of said notice in the Madison County Herald, a newspaper of general circulation in said County in the issues of January 27th, February 3rd, February 10th, and February 17th, 1928, proof of said publication being hereto attached as Exhibit "A" to this deed; And

Whereas on this the 20th day of February, 1928, at the hour of 1.30 o'clock P.M. before the south door of the court house in Canton, Mississippi, I did offer said lands for sale at public out-cry to the highest bidder for cash, offering same first, in subdivisions of less than 160 acres, and then as a whole, when one H.L.Nichols appeared and bid therefor, the sum of \$919.50 which bid being the highest and best bid offered, and which bid in the aggregate being more than the total of the bids for the separate parcels, I did knock said lands off and sell the same to the said H.L.Nichols, for said sum of \$919.50; And,

Whereas, said purchase price has been paid to me by the purchaser and the same has been credited upon the notes of R.B.Nichols, after first deducting attorney's fees and expenses incident to, said sale, And,

Whereas, I have done all things required by law in such matters, both precedent and subsequent to said sale,

Now, therefore, in consideration of the premises and the payment to me by the purchaser thereof of the purchase price of said lands, I, Tip Ray, Trustee named in said deed of trust do hereby CONVEY AND WARRANT SPECIALLY unto the said H. L. NICHOLS the following described lands in Madison County, Mississippi, towit:-

SW<sub>1</sub> SE<sub>1</sub> Sec. 27, Twp. 11, Range 4 East, and 60 acres off South end  
E<sub>2</sub> SE<sub>1</sub> Sec. 28, Twp. 11, Range 4 East, and  
W<sub>2</sub> SE<sub>1</sub> less 20 acres out of Southwest corner Sec 28 Twp. 11 Range 4 East, and  
S<sub>2</sub> S<sub>2</sub> W<sub>2</sub> NE<sub>1</sub> Sec 28, Twp. 11, Range 4 East.

Witness my signature, this 20th day of February, 1928.

Tip Ray, Trustee

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 Tip Ray, Trustee, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year herein mentioned.

Giver under my hand and official seal this 20th day of February, 1928.

(SEAL) VV H. E. Spivey, Jr., Notary Public

#### NOTICE OF TRUSTEE'S SALE

Whereas on the 10th day of January, 1927, R.B.NICHOIS executed and delivered to me, as trustee, his deed of trust on the lands hereinafter described to secure Pickens Bank in an indebtedness therein described, which said deed of trust is duly of record in Book BW at page 311 of the records of deeds of trust of Madison County, Mississippi;

And whereas the indebtedness secured by said deed of trust is past due and unpaid and I have been requested by the holder and legal owner thereof to execute the trusts therein conferred upon me by a sale of said property;

Now, therefore, notice is hereby given that I, TIP RAY, Trustee as aforesaid, by virtue of the authority conferred upon me by said deed of trust, will on Monday, February 20th, 1928, within legal hours, at the South door of the Court House in the City of Canton, Madison County, Mississippi, offer for sale and sell at public auction to the highest bidder for cash, the following property, described in said deed of trust, towit:-

SW<sub>1</sub> SE<sub>1</sub> Sec. 27, Twp. 11, Range 4 East, and 60 acres off South end of  
E<sub>2</sub> SE<sub>1</sub> Section 28, Twp. 11, Range 4 East, and  
W<sub>2</sub> SE<sub>1</sub> less 20 acres out of South West corner, Section 28, Twp. 11,  
Range 4 East, and  
S<sub>2</sub> S<sub>2</sub> W<sub>2</sub> NE<sub>1</sub> Section 28, Twp. 11, Range 4 East.

Title to said property is believed to be good but I will convey only such title as is vested in me as trustee.

Witness my signature this the 23rd day of January, 1928.

Tip Ray, Trustee