

Section 14, Township 10, Range 2 East;
my interest in the foregoing lease having been acquired from the said V. Pratt Lutz
by his deed dated March 20, 1926; the said V. Pratt Lutz having acquired his interest
from Frank Allen by deed dated March 19, 1926; the said Frank Allen having acquired
his interest in said lease from Robert Horton by deed recorded March 8th, 1923, in
Book B.U. on page 298 in the Chancery Clerk's office of Madison County, Miss., and the
said Robert Horton having acquired his interest in said lease from J.A. Ratliff by
deed recorded March 21, 1923, in Book B.U. on page 502 in the Chancery Clerk's office
of said County.

Witness my signature this the 26th day of August, 1926.

Paul Cratin

State of Mississippi)

Madison County

Personally appeared before me, J. Paul White, Notary Public within
and for Dist. No. One of said County, Paul Cratin who acknowledged that he signed and
delivered the above and foregoing instrument of writing on the day and year therein
mentioned, as and for his act and deed.

Given under my hand and official seal this the 27th day of August,
A.D. 1926.

(SEAL) J. Paul White, Notary Public
My commission expires Nov 26, 1927.

I. A. Dobson
To W.D.
C. C. Lutz

Filed for record the 8th day of
Sept., 1926 at 10 o'clock A.M.
Recorded the 11th day of Sept., 1926.

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

In consideration of the sum of One Dollars, cash in hand paid me, by
C. C. LUTZ, the receipt of which is hereby acknowledged; and the further consideration
of the sum of Three Hundred Sixty Three & 50/100 evidenced by the two notes of the
Grantee herein, due and payable as follows, to wit:-

One note for \$155.50 due sixty days after date;
One note for \$210.00 due one year after date;

Each of said notes bearing interest after its respective maturity at the rate of
six per cent per annum, and ten per cent additional if placed in the hands of an
Attorney for collection, after maturity, I, I. A. Dobson, hereby convey and warrant unto
the said C. C. LUTZ the following described tract or parcel of land, lying and being
situated in Madison County, Mississippi, to wit:-

That certain lot on the East side of Dobson Avenue in the City of
Canton, known and designated as Lot No. 20 of Block No. 2 of the Dobson-Busse Sub-
division, according to plat of said subdivision of record in Book No. 5 at page 599 of
the land deed records of Madison County, Mississippi.

Grantee herein shall have the right to pay any or all of said notes at
any maturity date, and only earned interest will be collected.

Failure of Grantee to pay any one of said notes at its respective
maturity shall, ipso facto, cause all of said notes to become due and payable at once,
and Grantor may proceed to enforce the payment thereof as hereinafter provided.

A vendor's lien is hereby reserved by the Grantor herein to secure
the prompt payment of the above notes, at their respective maturities, and the said
C.C. Lutz by the acceptance of this deed, acknowledges a vendor's lien in the nature of
a mortgage, with power of sale in Tip Ray, Trustee, and the said Tip Ray, Trustee may
enforce said lien without recourse to the Courts, if there shall be default in the
payment of any of said notes, by a sale of the property before the South Door of the
Court House in Canton, Mississippi, at public auction to the highest bidder, for cash,
after having given three weeks notice thereof at the South Door of the Court House in
Canton, Mississippi, and by publication for three weeks, as is required by law for sales
under a deed of trust, and may convey the property so sold to the purchaser thereof by
proper instrument of conveyance; and from the proceeds of said sale, he shall first pay
the costs and expenses of executing this sale, and second, pay the indebtedness secured
hereby, and, should any balance remain, he shall pay the same to the Grantee herein.

Witness my signature this the 28th day of August, 1926.

I. A. Dobson

State of Mississippi)
County of Madison
District One

Before me, the undersigned authority, duly commissioned and qualified
to take and certify acknowledgments in and for said District, County, and State,
personally appeared the within named, I. A. Dobson, who acknowledged that he signed,
sealed, and delivered the above and foregoing instrument on the day and year therein
written, and as and for his act and deed.

Given under my hand and official seal this the 28th day of August, 1926.

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

Handwritten note:
The Willard firm herein is hereby
attesting & cancelled
June 19 1927
Mississippi
J. A. Dobson