

NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and NE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 24 T.11 R. 3 E.  
together with appurtenances to said premises belonging, and all estate, title and interest, both at law and in equity, of the parties of the first part in the same; to have and to hold the said granted premises, with the appurtenances, unto the party of the second part his heirs and assigns forever, in fee simple. And the said parties of the first part, for his heirs, executors and administrators, does hereby covenant and agree with the said party of the second part his heirs and assigns, that the said parties of the first part shall forever warrant and defend the title to the said premises unto the party of the second part his heirs and assigns, against the claim of all persons lawfully claiming the same, or any part thereof, except on account of taxes due from and after the day of \_\_\_\_\_ A.D. 19\_\_\_\_ first  
In witness whereof, the said parties of the part have hereunto set their hands and seals, the day and year above written.

C.D.Watts (SEALED)  
Emma Watts (SEALED)

State of Mississippi,) ss.  
Madison County.)

Personally appeared before me the undersigned, W.B.Jones Clerk of the Chancery Court of said County, the within named C.D.Watts and Wife Emma Watts who acknowledged that they signed and delivered the foregoing Deed, on the day and year therein mentioned as "act and deed".  
Given under my hand, and official seal, at office, this 18 day of Nov A.D. 1925.

W.B.Jones Clerk.  
A.O.Sutherland D.C. (SEAL)

(\$2.00 dollar revenue stamp attached and cancelled)  
State of Mississippi, ss.  
Madison County.

W.E.McMaster  
To/ W.D.  
John A. Cook  
Filed for record this the 19th day of Nov. 1925  
at 11. A.M.  
Recorded this 20th day of Nov. 1925  
W.B.Jones, Clerk  
A.O.Sutherland, D.C.

In consideration of the sum of \$500.00, cash in hand, paid to me by John A. Cook, the receipt of which is hereby acknowledged, and the further consideration of the sum of \$6500.00, evidenced by the notes of said Cook and secured by deed of trust upon the property hereinafter conveyed, I W.E.McMaster, hereby convey and warrant to the said John A. Cook, the following described lands, lying and being situated in the County of Madison, state of Mississippi, To Wit:-

E $\frac{1}{2}$  SE $\frac{1}{4}$  & 10 acres off East side of SW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 19 & SW $\frac{1}{4}$  Sec. 20, Also a narrow strip lying North of the above land, described as follows: Beginning at the NW corner of the E $\frac{1}{2}$  SE $\frac{1}{4}$  said Sec.19, thence North about 45 feet to an old hedge row, thence along said hedge row all little South of East until it strikes the Northern Boundary line of thw SW $\frac{1}{4}$  of Sec. 20; thence West to the point of beginning; All of the above described lands lying in T 9 R 2 E, Madison County, Mississippi, and being the lands known as the Tuteur Place and being the same lands conveyed by Mrs. Pauline Tuteur by deed of record in said County in Record Book YYY, on page 561. I hereby warrant the title to 250 acres of land and if there are less than 250 acres conveyed by this deed, to which the said Cook takes possession of under the deed, I agree to reimburse him for any shortage in the 250 acres on the same basis per acre that he is paying for the land.

I am to collect the rents and pay the taxes for the year 1925.  
Witness my signature this 18th day of November, 1925.

W.E.McMaster

State of Mississippi  
County of Madison  
City of Canton

Personally appeared before me, the undersigned officer qualified to take and certify oaths in and for said City County and State, the within named, W.E. McMaster, who acknowledged to me that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for his act and deed.  
Given under my and official seal this the 18th day of November, 1925.

(SEAL) S.P.Anderson  
Notary Public

(\$7.00 Stamp attached and cancelled)