

Sworn to and subscribed before me this the 10th day of December A.D.  
1923.

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

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Emma Nichols & Tommie Nichols  
By W.H.Powell, Substituted Trustee  
To/Deed  
J. E. FRAZER & JERRY SCOTT

File for record the 1st day of Dec,  
1923 at 2 o'clock P.M.  
Recorded the 15th day of Dec., 1923.

D.C.McCool, Chancery Clerk  
By Lillian Holliday, D.C.

Whereas on November 29th, 1920 Emma Nichols and Tommie Nichols executed a deed in trust on the lands hereinafter described to secure the money therein named, to D.C.McCool, Guardian of Minors heirs of Gabriel Drane deceased, to L.G. Spivey, Trustee, recorded in Book B.L. on page 65 in the Chancery Clerk's office of the said County and whereas the indebtedness secured by said deed in trust was transferred, and assigned in writing by said Payee on October 27th, 1922 to Jerry Scott, and whereas the said L.G. Spivey on December 19th, 1922 refused to act as Trustee in said deed in trust, which refusal was duly recorded in said office on November 7th, 1923 in Book B.U. page 513, and whereas the said Jerry Scott did on the 2nd day of January 1923 appoint in writing W.H. Powell, Trustee in the place and stead of said L.G. Spivey as Trustee in said deed in trust, which appointment is duly recorded in Book B.U. on page 513 in said office on November 8th, 1923, both said refusal and said appointment have been duly and fully recorded as aforesaid before this notice of sale was posted by W.H. Powell Trustee,

Now by virtue of the rights powers and privileges vested in me, W.H. Powell Substituted Trustee, by the terms and provisions of said deed in trust and by virtue of said refusal and appointment, the indebtedness secured thereby being past due and unpaid, and I having been requested by the proper authority to execute said trust by a sale of the property therein conveyed I, W.H. Powell, Substituted Trustee, in said deed in trust, to execute and enforce the same, will on the 1st, day of December A.D. 1923 between the hours of 11 a. m. and 4 p. m. o'clock, before the south door of the Court House in Canton, Mississippi sell at public auction, to the highest bidder, for cash, the following described land, lying, being and situated in the County of Madison, State of Mississippi, towit:

All that part of 44 acres off S end SE $\frac{1}{4}$  Sec 6, East of Canton and Camden Road: NE $\frac{1}{4}$  NE $\frac{1}{4}$  & SE $\frac{1}{4}$  NE $\frac{1}{4}$  less that part South of Camden & Colliers Mill Road. and NE $\frac{1}{4}$  NW $\frac{1}{4}$  lying East of Canton & Camden Road. Section 7, 15 acres in Northwest Corner, Sec. 8. All in Township 10, Range 4, East, less and excepting 8 acres out of the above described tract conveyed to Lula Murphy by deed recorded in Book W.W.W. on page 174 in said office and less and excepting that oil and gas interest released by Jerry Scott on April 14th, 1923, to D.C.McCool, J.M. Greaves and H.B. Greaves, written and shown on the margin of the record of said deed in trust.

I will sell the said property particularly described and also all other lands owned by said Grantors on November 29th, 1920, conveyed by said deed in trust less said exceptions above.

Witness my signature this 8th day of November, 1923.

W. H. POWELL, (SEAL)  
Substituted Trustee

Posted at South door of Court House in Canton, Miss on November 8th, 1923.

W. H. Powell  
Sold to J.E.Frazer & Jerry Scott for 1000.00 cash at 12.15 P.M. Dec 1/23 W.H.Powell

#### PROOF OF PUBLICATION

State of Mississippi) IN Chancery Court  
Madison County )

Personally appeared before me, the undersigned Notary Public of said County, C. V. Warren, Mgr of The Madison County Herald, a newspaper published in the city of Canton, in said County and State, who, on oath, says the publication of which the instrument herewith annexed is a true copy, was published in said newspaper as follows:

In Volume 31 number 45 dated Nov 9 1923  
In Volume 31 number 46 dated Nov 16 1923  
In Volume 31 number 47 dated 23 1923  
In Volume 31 number 48 dated 30 1923

Signed C. V. WARREN, MGR

Sworn to and subscribed before me this the 30th day of November, A. D. 1923.

(SEAL) Robt H. Powell, Notary Public

Whereas, on the 29th day of November, A.D. 1920 Emma Nichols & Tommie Nichols executed to L.G. Spivey trustee, a certain deed of trust which is recorded in Book B.L. page 65 in the Chancery Clerk's office for Madison County, Mississippi and L.G. Spivey refused to act, see Book B.U. page 513 & Jerry Scott, the owner appointed me W.H. Powell as trustee see book B.U. page 513; and whereas, the indebtedness secured thereby was on the 8th day of November A.D. 1923, past due and unpaid; and whereas, I have been requested by the proper authority to execute and enforce said trust by a sale of the property hereinafter described; and whereas, I did write or have printed 2 notices that I, to execute and enforce said trust, would on the 1st day of December A.D. 1923 between the hours of 11 A.M. and 4 P.M. o'clock, before the South door of the Court House in Canton, Mississippi, sell at public auction, to the highest bidder, for cash, the propertyhereinafter described; and whereas I did post