

S. H. Howard,
To/ Deed
S. V. Burks.

Filed for record on the 15th day of
Feb., 1922 at 3 o'clock P.M.
Recorded on the 21st day of Feb. 1922.

THE STATE OF MISSISSIPPI,
MADISON COUNTY.

THIS CONVEYANCE made and executed this 2nd day of February, 1922, by and between Samuel H. Howard, hereinafter termed the Grantor, and S. V. Burks, hereinafter termed the Grantee, WITNESSETH:-

That for and in consideration of the money hereinafter, by said Grantee paid to said Grantor, and the other considerations set forth herein, said Grantor bargains, sells, conveys, and warrants unto the said Grantee, S. V. Burks, and by these presents has bargained and conveyed and warranted unto him the following property lying and being situated in the City of Canton in the County of Madison, State of Mississippi, to-wit:

The Hotel Howard and annex, formerly known as Tylda Inn and annex, now conducted by E. L. Drummond, Lessee as a Hotel and apartment house, and the garden lot thereto adjoining on the west side, and more particularly described by meets and bounds as follows: the property conveyed to Sara S. Leitch et al. by Kate C. Hill et al. Mch. 24th., 1914, of record in Book UUU Page 470, of the Chancery Clerk's Office of said county, to which reference is hereby made for a more particular description of this property same being that part of Lot No. 1, South side of Fulton St., as embraced and described in George & Dunlap's Map of the City of Canton, beginning 200 ft., east of South Liberty St., on South side of Fulton St., thence running 200 ft. south, thence 66 ft. east, thence North 200 feet, to Fulton St. thence along same to the point of beginning 66 feet. Also the part of Lots One and Three this being intended as the Annex, beginning 266 ft. east of Liberty St., on the South side of Fulton St. and running thence South 200 ft., thence east 66 ft., thence North 200 ft. to Fulton St. and along same West 66 ft. to the point of beginning.

Also the garden lot lying west of and adjoining said Tylda Inn building, being 56 feet off the east end of Lot No. 9, as embraced in the map of George & Dunlap of the City of Canton, and being the same lot conveyed by John Wohner to H. A. Comfort et ux, on Dec. 4th., 1919, of record in Book YYY, Page 366, and conveyed by said Comfort to Sara S. Leitch, in Book ZZZ, Page 129, Dec. 17th., 1919, to which two deeds, in the Chancery Clerk's office reference is hereby made for a more perfect description of said Lot, also the privilege of using the west drive-way along the east side of said Comfort's residence lot.

Also the furniture, fixtures, furnishings, beds and bedding, dining room, and kitchen linen, and all toweling, towels, bath room, napery, china, stone, and iron ware, and all equipments of every kind and description used in the business of the Tylda Inn, and Annex, unless reserved by a separate schedule in writing signed by the said Grantee, being all of the furniture, fixtures, furnishings, beds, bedding, dining room, and kitchen linen, and all toweling, towels, bath room linen, napery, china, stone, and iron ware, and equipments of every kind as shown by inventory heretofore made by Samuel H. Howard and E. L. Drummond and attached to and a part of a lease contract executed by and between the said Samuel H. Howard, Lessor, and E. L. Drummond, Lessee, to which reference is expressly made.

Also all rights, title and interest of the Grantor herein and in and to a certain lease contract dated April 25, 1921 and executed by Samuel H. Howard, Lessor, to E. L. Drummond, Lessee, hereby expressly transferred conveyed, and assigned to the said Grantee S. V. Burks. The foregoing description is intended to described and convey and does described and convey all of the property described in a certain deed executed by Mrs. Sara S. Leitch Grantor, to Dr. Samuel H. Howard, Grantee, dated Sept. 27th., 1920; and recorded in Book YYY Page 615, in the Chancery Clerk's Office of Madison County, Mississippi, to which deed reference is expressly made.

The consideration of this Deed, in part, is the payment by said Grantee to said Grantor of the sum of Two Thousand Dollars in cash, receipt of which is hereby acknowledged, and other valuable consideration cash, and the further consideration of the assumption by said Grantee of the payment of that certain note due Dr. C. F. Smith for Two Thousand Dollars, due November 1st, 1922, with interest from November 1st, 1921 as provided therein; also the assumption and payment of that certain note to Henry & Rosa F. Purviance due January 1st, 1923, for the sum of Two Thousand Dollars, and interest from January 1st, 1922 as provided therein; also the assumption and payment of that indebtedness as shown by Vendor's Lien Deed and notes recorded in Book YYY, page 615 in the Chancery Clerk's Office Madison County, Mississippi, to Mrs. Sara S. Leitch, said indebtedness being evidenced by notes due in the following sums and the following dates to-wit: