

The State of Mississippi)
County of Madison)

Personally appeared before me J P Cooke, Mayor of Ridgeland, & Ex Officio J.P., of the County of Madison in said state the within named Joe E Jenkins, Mamie E Blough who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal at Ridgeland, Miss., this the 20th day of Dec A.D. 1919.

\$.75 fee recording fee paid) (SEAL) J P Cooke, Mayor of Ridgeland, and ex officio J.P.

Sadie B T Marshall,
By, Tip Ray, Sub Trus
To/S.M.
Leontine Hesdorffer

Filed for record the 5th day of May,
1921 at 9:30 o'clock A.M.

Recorded the 5th day of May, 1921.

WHEREAS, Sadie B. T. Marshall, did, on the 6th day of February, 1919 execute to W. H. Powell, as trustee, a deed of trust, which deed of trust is of record in the Chancery Clerk's Office of Madison County, Mississippi, in record book BE, on page 110 to secure an indebtedness described therein to A. P. Foster, which indebtedness was, on the 25th day of March, 1921, past due and unpaid, and whereas the said W. H. Powell, trustee therein, did in writing refuse to act as trustee in said deed of trust, which refusal to act is fully of record in said County, in Book B.M. on page 418; and whereas the owner of said indebtedness did, on the day of March, 1921, appoint me, Tip Ray, as substituted trustee, in the place and stead of the original trustee, said appointment being of record in book BM on page 418, and which appointment was duly spread upon the records before the sale herein referred to was advertised; and whereas, I was requested by the owner of said indebtedness to execute and enforce said trust by a sale of the property therein described, and hereinafter described; and whereas, as substituted trustee, I did post a written notice of the sale of said property at the South door of the Court House in the City of Canton, Madison County, Mississippi, on the 25th day of March, 1921 which said notice remained so posted until removed by me on the day and hour of said sale; and whereas, I did also have published in the Madison County Herald, a newspaper published in said County, for four consecutive weeks, a copy of said notice of sale, showing the time and place thereof, the same being published in said paper in the following issues thereof, to-wit: April 1st, 1921, April 8th, 1921, April 15th, 1921 and April 22, 1921, the same being next preceding the date of said sale, and did advertise said sale as required by law in such cases, and as required by the terms of said deed of trust; copies of said notices being attached hereto as Exhibits A and B respectively; and whereas, on the 23rd day of April, 1921, in pursuance of said notices of sale and the provisions of said deed of trust, before the South door of the Court House in Canton, Miss., at the hour of One o'clock P.M., I did offer the property hereinafter described for sale, at public outcry, to the highest bidder, for cash, in the manner and form provided by law and said deed of trust and notices; and whereas, Leontine Hesdorffer appeared at said sale and bid therefor the sum of \$100.00 cash, which was the highest and best bid offered. I did, therefore, knock the same off and sell same to the said Leontine Hesdorffer; and whereas, the said Leontine Hesdorffer has paid the sum of \$100.00, amount of said bid, the receipt of which is hereby acknowledged by me, and whereas I have fully complied with the law, and said trust deed, both precedent and subsequent to said sale, and have credited the notes secured by said trust deed with the said sum of \$100.00. Now, therefore, in consideration of the premises, and the payment to me by said Leontine Hesdorffer of the purchase money bid for said lands, I, Tip Ray, substituted trustee, as aforesaid, do hereby convey and warrant specially unto the said Leontine Hesdorffer the following described lands, lying and being situated in the County of Madison, State of Mississippi to-wit:

5 acres off of the South end of the South half of 30 acres off of the East side of the South East Quarter South East Quarter Section 14, Township 9, Range 2 East, and being all the land owned by Sadie B. T. Marshall on February 6th., 1919.

Tip Ray,

SUBSTITUTED TRUSTEE.

STATE OF MISSISSIPPI,
COUNTY OF MADISON,
CITY OF CANTON.

Personally appeared before me a Chancery Clerk in and for said County and State, the within named Tip Ray, Substituted Trustee, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal, on this the 28th day of April, 1921.

D. C. McCool; Chancery Clerk

A. O. Sutherland, D. C. (SEAL)

Over