

State of Mississippi
County of Madison
City of Canton)

Personally appeared before me, the undersigned authority in and for said city, county and state, I.A.Dobson and E.C.Shackleford who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed.

Given under my hand and official seal this the 28th day of Feb., 1928.

(SEAL)

R. H. Shackleford, Notary Public

W. A. Dobson
To/W.D. & V.L.
Jared Nichols

Filed for record the 1st day of March 1928 at 2:30 o'clock P.M.
Recorded the 1st day of March, 1928.

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

In consideration of the sum of One Hundred twenty-five dollars, cash in hand paid me by JARED NICHOIS the receipt of which is hereby acknowledged; and the further consideration of the sum of Four Hundred Twenty Five Dollars evidenced by the 5. notes of the grantee herein, due and payable as follows, towit:-

\$125.50 due (1) one year after date,
\$119.50 due (2) two years after date,
\$113.50 due (3) three years after date,
\$ 82.50 due (4) four years after date,
\$ 53.00 due (5) five years 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 SPECIALIY unto the said JARED NICHOIS the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, towit:-

That certain lot in the City of Canton, said County and State, described as:- Beginning at a point 80 feet West of the South East Corner of Lot 8, of Couch & Yeargains Addition to said city, and run west 63 feet thence south 72 feet, thence East 63 feet, and thence North 72 feet to point of beginning and being part of Lot 7 of Couch & Yeargains Addition to said City, as shown by plat of record in said county. I intend to convey and do convey the house & lot now occupied by Neta Chaffey.

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 Jared Nichols 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 given three weeks notice thereof at the south door of the Court House in Canton, Mississippi, under a deed of trust, and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; 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 18 day of Feby 1928.

I. A. Dobson,

State of Mississippi
County of Madison
District One)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements 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 18-day of Feby., 1928.

(SEAL)

R. E. Spivey, Jr., Notary Public

W. B. Wiener
To/W.D.
Nat Bilbo
Lee Bilbo

Filed for record the 29th day of Feby 1928 at 4:15 o'clock P.M.
Recorded the 2nd day of March, 1928.

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

In consideration of the sum of \$50.00 per acre paid to me by Nat Bilbo and Lee Bilbo, of which amount \$392.00 is paid in cash and the remainder of \$6240.00 secured by notes and deed of trust of said Nat Bilbo and Lee Bilbo, I, W.B.Wiener hereby convey and warrant unto the said NAT BILBO & LEE BILBO, the following described lands lying and being situated in the County of Madison and State of Mississippi, towit:-

Lot No. One of the Federal Live Stock Farm Subdivision, as shown by Plat of said Subdivision duly of record in the Chancery Clerk's office of Madison County, Mississippi.