

GROVER C. BUSE and MILDRED BUSE
W. D.-
S. M. KITCHENS

Filed for record the 3rd Day of
April, 1924, at 10 o'clock A.M.-
Recorded the 1st Day of May, 1924.
W. B. Jones, Clerk-
A. O. Sutherland, D. C.-

FOR a valuable Consideration in cash paid to us by S. M. Kitchens, the receipt of which is hereby acknowledged, We, Grover C. Buse and Mildred Buse, Husband and Wife, hereby Convey and warrant unto the said S. M. Kitchens the following described lands, lying and being situated in the County of Madison, State of Mississippi, to-wit:

20 acres off South end of W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 17; All W $\frac{1}{2}$ NE $\frac{1}{4}$
North of Canton and Virilika Road, Section 20;
All in Township 9, Range 2 East.

This Conveyance is made subject to existing liens upon said property now of record.

Witness our signatures this Dec. 24, 1923.

(\$.50 revenue stamp attached & cancelled) Grover C. Buse
Mildred Buse

State of Mississippi)
Madison County)
District One)

Personally appeared before me, the undersigned Notary Public in and for said district, county, and state, the within named Grover C. Buse and Mildred Buse, husband and wife, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal at Canton, Miss., this Dec. 24th, 1924.

D. C. (SEAL) R. B. Spivey, Jr.,
Notary Public.

C. H. Galloway, Administrator of
Estate of Stella T. Galloway, deceased
By, Tip Ray, Substituted Trustee
To/Trustee's Deed
Madison County Bank

Filed for record the 30th day of Apl.,
1924 at 12:30 P.M.
Recorded the 3rd day of May, 1924.

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

Whereas, on the 15th day of April, 1919, C. H. Galloway, as Administrator of the Estate of Stella T. Galloway, deceased, executed to Barrett Jones, Trustee, his deed of trust to secure an indebtedness, therein described, to the Federal Land Bank of New Orleans; said deed of trust being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.G., on page 92; And,

Whereas, the said Federal Land Bank of New Orleans, for a valuable consideration transferred and assigned, to the Madison County, Bank, of Canton, Mississippi, the note and deed of trust evidencing said indebtedness; said assignment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.U. on page 640; And-

Whereas, the said Barrett Jones, Trustee has refused to act as said Trustee, and I have been appointed Substituted Trustee by the holder of the said Note and Deed of Trust; said Appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.V., on page 3; And,

Whereas, The said Assignment from the Federal Land Bank of New Orleans to the said Madison County Bank, and the Substitution of Tip Ray as Substituted Trustee in the place and stead of Barrett Jones were actually spread upon the records of Madison County, Mississippi, before the first publication of the Notice of the sale under said deed of trust; And,

Whereas, the Holder of the said Note and Deed of Trust has requested me to execute said Trust by a sale of the Property therein described; And,

Whereas, I did advertise the sale of the land described in said deed of trust by posting a Notice of said sale at the South Door of the Court House in the City of Canton, Mississippi, on the 6th day of March, 1924; which Notice remained so posted until taken down by me on the day and hour of said sale; and,-

Whereas, I did, also, advertise said sale by having a copy of said Notice published in the Madison County Herald, a Newspaper published in Canton, Mississippi, and having a general circulation in Madison County, Mississippi, in the Issues of March 7th., 14th., 21st., and 28th., 1924; Said Notice so posted, and Proof of publication being hereto attached as Exhibits "A" and "B" to this deed, and are made a part hereof; And,

Whereas, I did advertise said sale as required by law and the terms of said deed of trust, and did fully comply with all the requirements of Law relative to the sale of lands under deeds of trust; And-

Whereas, I did offer said Property for sale, at the South Door of the Court House, in Canton, Mississippi, at 12:20 o'clock P.M., on the 31st day of March, 1924, the day of the date of said sale, to the highest bidder, for cash, at public outcry. When

The Madison County Bank, of Canton, Mississippi, appeared, and Bid, for said lands the sum of \$7,500.00; the said lands having first been offered in Sub-divisions of 160 acres each, and then as a whole; which Bid being the highest and best bid offered and being higher than the aggregate of all the bids on the Sub-divisions of 160 acres, I did knock the same off to and sell the same to the said Madison County Bank, of Canton, Mississippi; which lands are in Madison County, Mississippi, and described as follows:

South Half Section 14; and South-east Quarter Section 15, less 35 acres off West side, extending along the entire West side; and West Half North-east Quarter Section 23; and North-west quarter Section 23, less 54 acres off South end, extending along entire South side; and East Half North-East Quarter Section 22, less 22 acres off South end, extending along entire South side; and a Tract described as follows: All West half North-East Quarter Section 22, less a Tract described as beginning at the North-West Corner of West Half North-east Quarter Section 22, and run East 5 chains, thence South 36 degrees East to Robinson Road, thence South-west along said Road to the South Ferry Road, thence along said South Ferry Road to the South-east Corner of the West Half North-east Quarter Section 22, thence West to the South-west corner of West Half North-east Quarter Section 22; thence North to beginning; also, North-east Quarter North-east Quarter Section 23, Township 8, Range 3 East; also, West half South-east Quarter Section 10; and East Half South-west Quarter Section 10; and 12 acres East