

David Williams
By Frank J. Lutz
To/Vendor's lien sale
Annie L. Lockett

Filed for record the 13th day of
Feb., 1926 at 11 o'clock A. M.
Recorded the 19th day of Feby., 1926.

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

Whereas Frank J. Lutz, conveyed to David Williams by deed dated April, 28, 1920, certain land in the City of Canton, County of Madison, State of Mississippi, hereinafter described, which deed was filed for record in the Chancery Clerk's office of said County on the 28th day of April, 1920, and duly recorded in Book YYY at page 530;

And whereas by the terms of said deed, the said Frank J. Lutz reserved unto himself, and the said David Williams by the acceptance of said deed acknowledged a lien upon said land to secure the prompt payment of the notes described therein, which notes represent the unpaid purchase money of said land, with power of sale in the said Frank J. Lutz to secure the payment of said notes at maturity should default be made in the same; and whereas on the 4th day of March, 1924, all of said notes were past due and unpaid, and whereas the said Frank J. Lutz was desirous of securing the payment of same by a sale of the land described in said deed; and whereas the said Frank J. Lutz, on the 4th day of March, 1924, posted a notice at the South Door of the Court House in the City of Canton, Madison County, Mississippi, that he would, during legal hours on the 31st day of March, 1924, sell said land before the South door of the Court House in the City of Canton, at public auction, for cash to the highest bidder, and whereas he caused said notice to be printed in the Madison County Herald, a newspaper published in the City of Canton, said County and State, in the issues of March 7, March 14, March 21, and March 28, 1924, proof of which publication is attached hereto and made a part of this deed, as well as proof of posting before the South Door of the Court House; and whereas before the South Door of the Court House in the City of Canton, said County and State, at the hour of 11:05 A.M., on the 31st day of March, 1924, he offered said land at public auction, to the highest bidder for cash, whereupon Annie L. Lockett appeared and bid therefor the sum of \$100.00 cash, which was the highest bid offered for said land, whereupon said land was struck off to the said Annie L. Lockett and she declared to be the purchaser thereof; and whereas, I, Frank J. Lutz, have credited the notes of the said David Williams with the said sum of \$100.00, less the costs of advertising and attorney's fee;

Now, therefore, in consideration of the said \$100.00 cash in hand paid me by Annie L. Lockett, I, Frank J. Lutz, convey and warrant specially unto Annie L. Lockett the following described property, lying and being situated in the City of Canton, County of Madison, State of Mississippi, to-wit:-

W $\frac{1}{2}$ of Lot 4 on West side of Railroad Street, Couch & Yergain's Addition to the City of Canton, as per George & Dunlap's map made in the year 1898.

Witness my hand and seal on this the 31st day of March, 1924.

Frank J. Lutz (SEAL)

State of Mississippi)
County of Madison
City of Canton

Personally appeared before me, the undersigned authority in and for said City, County and State, Frank J. Lutz, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing, on the day and year therein mentioned, as his act and deed and for the purpose therein expressed.

Witness my hand and seal, this the 9th day of Feb., 1926.

(SEAL)

R. H. Shackelford, Notary Public.

SALE OF LAND UNDER VENDOR'S LIEN

Whereas Frank J. Lutz conveyed to David Williams by deed dated April 28, 1920, certain land in the City of Canton, County of Madison, State of Mississippi, hereinafter described, which deed was filed for record in the Chancery Clerk's office of said County on the 28th day of April, 1920, and duly recorded in Book YYY at page 530;

And whereas by the terms of said deed, the said Frank J. Lutz reserved unto himself, and the said David Williams by the acceptance of said deed acknowledged, a lien upon said land to secure the prompt payment of the notes described therein, which notes represent the unpaid purchase money of said land, with power of sale in the said Frank J. Lutz, to secure the payment of said notes at maturity should default be made in the same; and whereas all of said notes are now past due and unpaid, and the said Frank J. Lutz is the legal holder of same and is desirous of securing the payment of same by a sale of the land conveyed by said deed;

Now, therefore, I, Frank J. Lutz, legal holder of said notes, will on Monday the 31st day of March, 1924, before the South Door of the Court House in Canton, Madison County, Mississippi, offer for sale, at public auction, and sell for cash to the highest bidder, the following described land, lying and being situated in the City of Canton, County of Madison, State of Mississippi, to-wit:-

W $\frac{1}{2}$ of Lot 4 on West side of Railroad Street, in Couch and Yeargain's Addition to the City of Canton, as per George & Dunlap's map, made in the year 1898.

Witness my signature this the 4th day of March, 1924.

Frank J. Lutz.

The State of Mississippi)
Madison County

In Chancery Court

Personally appeared before me, the undersigned Notary Public of said County, C. N. Harris, Jr., the Publisher 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