

State of Mississippi),
County of Madison ;
City of Canton)

Personally appeared before me, Robert H. Powell, a Notary Public in and for said City of said County and State the within named J. R. Davis, and Bessie L. Davis, husband and wife, who acknowledged that they signed 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 14th day of March, 1927.

(SEAL)

Robt. H. Powell, Notary Public.

VJ

Ethel A. Patterson
Louis Patterson,
By, TIP RAY, Sub.Trustee
To/Trustee's deed
James M. Pace

Filed for record the 9th day of March, 1927 at 10:15 o'clock A.M.
Recorded the 16th day of March, 1927.

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

Whereas, on the 15th day of November, 1924, Ethel A. Patterson and Louis Patterson, wife and husband, executed by Barrett Jones, Trustee, their certain deed of trust, conveying the lands hereinafter described, to secure an indebtedness therein described, which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in record book CE, at page 22 thereof; And,

Whereas, the Federal Land Bank of New Orleans, the Beneficiary in said deed of trust, by virtue of its authority in said deed of trust, appointed Tip Ray, as substituted trustee in said deed of trust, in the place and stead of Barrett Jones, trustee, which appointment and substitution is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in record book CH, at page 232 thereof, and which appointment and substitution of trustee was duly executed and recorded prior to the 11th day of December, 1926; And

Whereas, the indebtedness secured by said deed of trust was past due and unpaid, or a portion of same was, and the Federal Land Bank requested me, as substituted trustee to execute and enforce said trust and the payment of said debt by a sale of the property therein conveyed; And,

Whereas, I advertise the sale of said property by having one notice of said sale published in the Madison County Herald, a newspaper of general circulation in said County, in the issues of December 17, 1926, December 24, 1926, and December 31, 1926 and Jan. 7, 1927, and by posting one notice thereof at the South door of the Court House in Canton, Mississippi, on December 11, 1926, which notice remained so posted until taken down by me on the date of said sale; And,

Whereas, on this the 10th day of January, 1927, at the hour of 11:40 o'clock A.M., before the south door of the Court House at Canton, Mississippi, I did offer said lands for sale at public auction to the highest bidder for cash, offering the same first in subdivisions of 160 acres or less, and then offering same as a whole, when, JAMES M. PAGE appeared and bid therefor, the sum of \$25,000.00 for the lands as a whole, which sum being more than the aggregate of the bids for the separate parcels, I did knock the same off and sell the same to the said James M. Pace, for said sum of \$25,000.00; And

Whereas, I have fully complied with both the law and the terms of said deed of trust, both precedent and subsequent to said sale, proof of said publication and the notice posted being attached hereto, as exhibits "A" and "B" to this instruments;

Now, therefore, in consideration of the premises, and the payment to me by said James M. Pace, of said sum of \$25,000.00, which amount has been credited upon the note secured by said deed of trust, after first deducting all expenses and attorneys' fees, incident to said sale, I, TIP RAY, SUBSTITUTED TRUSTEE, do hereby CONVEY AND WARRANT SPECIALLY to the said JAMES M. PAGE, the following described lands in Madison County, Mississippi, to wit:-

Southeast quarter Section 23, All of Section 24, Northeast quarter and East half of Northwest quarter Section 25; All in Township 9 Range I West; and Northwest Quarter and Southwest Quarter and West half of Southeast Quarter Section 19, West half of Northwest quarter Section 30, All in Township 9 Range I East.

This conveyance is made subject to the taxes on said lands for the year 1926.
Witness my signature this the 10th day of January, 1927.

TIP RAY

State of Mississippi)
County of Madison)

Personally appeared before me, R. E. Spivey, Jr., a Notary Public in and for said County and State, the within named TIP RAY, Substituted trustee, who acknowledged to me that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal, this the 12th day of January, 1927.

(SEAL)

R. E. Spivey, Jr., Notary Public

NOTICE OF SUBSTITUTED TRUSTEE'S SALE
Exhibit "B"

WHEREAS, on the 15th day of November, 1924, Ethel A. Patterson and Louis Patterson, wife and husband, executed to Barrett Jones, Trustee, their certain deed of trust, conveying the hereinabove described lands, to secure an indebtedness therein described, which said deed of trust is duly of record, in the Chancery Clerk's office of Madison County, Mississippi, in record book "CE", at page 22 thereof; And,

WHEREAS, Barrett Jones, the Trustee named in said deed of trust, is not present, able, and willing to execute said trust, and I, Tip Ray, have been duly named and appointed substituted trustee in the place and stead of the said Barrett Jones, Trustee, which said appointment and substitution of trustee is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in record Book "CH" at page 232 thereof; And,

Whereas, the indebtedness secured by said deed of trust is past due and unpaid, and I have been requested by the owner and holder of said indebtedness to execute and