

Ebernezer Dixon, & America Dixon
BY, D. C. McCool, Substituted
Trustee
To/Special Warranty Deed
J. W. MEAD

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Filed for record the 7th day of Nov.
1925 at 3 o'clock P.M.
Recorded the 11th day of Nov., 1925.
W. B. Jones, Chancery Clerk
H. D. Lane, D. C.

Whereas on the 9th day of October, 1920, Ebenezer Dixon and America Dixon executed a certain deed of trust on the lands and property hereinafter described to E. A. HOWELL, Trustee, to secure an indebtedness therein named, to Mrs Ellen Mead, which said deed in trust is recorded in Book A.X. at page 427 in the Chancery Clerk's office of Madison County, Mississippi; and whereas the said E. A. Howell, Trustee aforesaid did, on the 1st day of September, 1925, refuse to act as Trustee in said deed in trust, which said refusal to act was duly recorded in said office in the 14th day of September, 1925, in Book B.V. at page 485, and whereas the said Mrs Ellen Mead did on the 1st day of September, 1925, appoint in writing D. C. McCool, as Trustee in the place and stead of the said E. A. Howell as Trustee, which said substitution of Trustee is likewise recorded in said office in Book B. V. at page 486, having been duly recorded on the 15th day of September, 1925; and whereas both the declination or refusal to act as Trustee and the substitution of trustee were actually recorded in the said office before this notice of sale was posted by D. C. McCool, Substituted Trustee;

Now, therefore, by virtue of the rights, privileges and powers vested in me, D. C. McCool, as substituted trustee aforesaid, by the terms and provisions of said deed in trust, and by virtue of said refusal to act and said substitution of trustee, the indebtedness secured by said deed in trust being past due and unpaid, and I having been requested by the proper authority to execute said trust by a sale of the property there-in conveyed, I, D. C. McCool, Substituted trustee in said deed in trust to execute and enforce the same will on the 10th day of October, 1925, between the hours of 11: a.m. and 4:00 p.m. o'clock, at the south door of the court house in the City of Canton, Mississippi, sell at public auction to the highest bidder for cash the following described land and property being, lying and situated in the County of Madison and State of Mississippi towit:-

25½ (twenty-five and one-half) acres of land off the west side of SW¼ of NW¼ of Section 7, Township 8, Range 4 East, in Madison County, Mississippi, being the same land as was acquired by her division deed among the heirs of Murray and A.M. Travis recorded in Book U.U.N., page 286, of the land records of said county.

Witness my signature this the 16th day of September, 1925.

D. C. McCool, Substituted Trustee.

The State of Mississippi) : In Chancery Court
Madison County)

Personally appeared before me, the undersigned Notary Public of said County, C. N. Harris, 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 said newspaper as follows:

In Volume 33 number 38 dated Sep. 18, 1925
In Volume 33 number 39 dated Sep. 25, 1925
In Volume 33 number 40 dated Oct. 2, 1925
In Volume 33 number 41 dated Oct. 9, 1925

Signed, C. N. Harris, Publisher

Sworn to and subscribed before me, this the 9th day of Oct., A.D. 1925.

(Seal) May Belle Harris, Notary Public.
My commission expires Feb. 5, 1928.

Posted at South Door of the Court House in Canton, Mississippi, on the 16th day of September, 1925.

D. C. McCool, Substituted Trustee.

Sold at 11:30 A. M. October 10, 1925, to J. W. Mead, for \$5.00, cash.

D. C. McCool, Substituted Trustee.

Whereas, on the 9th day of October, 1920, Ebenezer Dixon and America Dixon executed to E. A. Howell, Trustee, a certain deed of trust which is recorded in Book A. X. on page 427, in the Chancery Clerk's office of Madison County, Mississippi; and the said E. A. Howell, Trustee, having refused to act, see Book B.V., pa. 485, the beneficiary in said deed of trust appointed me, D. C. McCool, as substituted trustee, in the place and stead of the said E. A. Howell, trustee, see Book B. V. page 486; and whereas, the indebtedness secured thereby was on the 1st day of January, 1921, past due and unpaid; and whereas, I have been requested by the proper authority to execute and enforce said trust by a sale of the property hereinafter described; and whereas, I did write or have printed two notices that I, to execute and enforce said trust, would on the 10th day of October, 1925, between the hours of 11:00 A.M. and 4:00 P.M. o'clock, before the south door of the Court House in Canton, Mississippi, sell at public auction to the highest bidder for cash the property herein after described; and whereas, I did post one of said notices on the 16th day of September, 1925, before the South Door of the Court House in Canton, Mississippi, which is a convenient public place in said County; and did publish the other in the Madison County Herald, a newspaper published in said County, on September 18th, September 25th, October 2nd, and October 9th, in the year 1925; and whereas, on this the 10th day of October, 1925, before said Court House door, at the hour of 11:30 A.M. did offer the said 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 notice, when J. W. Mead appeared and bid therefor the sum of \$5.00 cash, which was the highest bid for cash, and said property was struck off to the said J. W. Mead, and he declared to be the purchaser thereof; and whereas, the said J. W. Mead has paid to me in cash the sum of \$5.00, the amount of said bid, the receipt of which is hereby acknowledged; and whereas, I have fully complied with the law, said deed of trust and notice, both precedent and subsequent to said sale, and I have