

J. B. Muse
To/W.D.
Sam Jones

Filed for record the 31st day of Dec
1928 at 2 o'clock P.M.
Recorded the 7th day of Jan., 1928.

W.B. Jones, Chancery Clerk
H. D. Lane, D.C.

In consideration of Sixteen Hundred, Dollars, cash in hand paid me by Sam Jones, the receipt of which is hereby acknowledged, I, J. B. Muse, who am the same as Ben Muse do hereby CONVEY AND WARRANT unto the said Sam Jones, forever the following described lands in Madison County, State of Mississippi, to wit:-

SW $\frac{1}{4}$ SE $\frac{1}{4}$ less 5 acres off West side of the S $\frac{1}{2}$, thereof and 10 acres off West side of SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 11, T. 9, Range 3 East.

I will pay the taxes for 1927, but will not pay any of the claims probated against the Estate of Martha Muse deceased.

Witness my signature and seal this 19th day of December, 1927.

J.B. Muse (Seal)

State of Tennessee
County of Shelby
City of Memphis

Personally appeared before me, J. K. Klinch, a Notary Public in and for said City of said County and State, the within named J.B. Muse 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.

Given under my hand and official seal this 22nd day of Dec., 1927.

(SEAL)

J. H. Klinch, Notary Public.
My commission expires Aug - 10 - 1929

L.A. Horton, Jr
To/Deed
Ed Cotton

Filed for record the 28th day of
Dec., 1927 at 11:45 A.M.
Recorded the 9th day of Jan., 1928

W.B. Jones, Chancery Clerk
H.D. Lane, D.C.

In consideration of the sum of One Hundred Fifty Dollars, cash in hand paid me, by ED COTTON the receipt of which is hereby acknowledged; and the further consideration of the sum of Five Hundred Ninety & No/100 Dollars evidenced by the Five notes of the Grantee herein, due and payable as follows, to wit:-

One note for \$130.00 due one year after date;
One note for \$124.00 due two years after date;
One note for \$118.00 due three years after date;
One note for \$112.00 due four years after date;
One note for \$106.00 due 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, L. A. HORTON, JR hereby CONVEY AND WARRANT SPECIALLY unto the said ED COTTON the following described tract or parcel of land lying and being situated in Madison County, Mississippi, to wit:-

Lots Three (3) and Six (6), Block Ten (10) of Highland Colony, as shown by the map or plat of said Highland Colony on file and of record in the Chancery Clerk's office of Madison County, Mississippi.

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 ED COTTON 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 having given three weeks notice thereof at the South Door of the Court House in Canton, Mississippi, and by publication for three weeks, as is required by law for sales under a deed of trust, and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; and from the proceeds of said sale, he shall first pay the costs 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 1st day of December, 1927.

L. A. Horton, Jr