

A. P. Durfey,
Tip Ray
To/W.D.
W.E. McMaster

Filed for record the 27th day of May,
1922 at 3:15 P.M.:
Recorded the 27th day of May, 1922.

In consideration of the sum of \$30.00 an acre paid to us by W.E. McMaster, partly in cash and partly by assumption of deed of trust of record in Madison County in Book B0, on page 5, wherein Pauline Tuteur is the beneficiary in the sum of \$5250.00 and interest, which deed of trust the said McMaster by acceptance of this deed hereby assumes we, Tip Ray, & A. P. Durfey hereby convey and warrant to the said W.E. McMaster, subject to said deed of trust the following described lands, lying and being situated in the County of Madison and State of Mississippi, to wit:-

E $\frac{1}{2}$ SE $\frac{1}{4}$ & 10 acres off East side SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 19, & SW $\frac{1}{4}$ Sec. 20. Also a narrow strip lying N. of the above land, described as follows: Beginning at the NW Corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ said Sec. 19, thence N. about 45 feet to an old hedge row, thence along said hedge row a little South of East until it strikes the Northern Boundary line of the SW $\frac{1}{4}$ of Sec. 20, thence West to the point of beginning; all of the above described lands lying in Twp. 9, Range 2 East, Madison County, Mississippi, and being the lands known as the Tuteur Place and being the same lands conveyed to the said grantors by Mrs. Pauline Tuteur by deed of record in said County in Record Book Y.Y.Y., on page 561.

The grantee is to collect the rents and pay the taxes for the year 1922.
Witness our signatures this the 24th day of May, 1922.

Tip Ray,
A. P. Durfey.

State of Mississippi)
Madison County)

Personally appeared before me, Janet Lehmann, a Notary Public, in and for said County and State, the within named, Tip Ray & A.P. Durfey, 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 on this the 24 day of May, 1922.

(SEAL)

Janet Lehmann,
Notary Public.

Ki Roby
By Tip Ray, Substituted Trustee
To/Deed
Pickens Bank

Filed for record the 1st day of June
1922 at 9 o'clock A.M.
Recorded the 1st day of June, 1922.

WHEREAS, on March 20th, 1920, Ki Roby did execute and deliver to T. G. Mabry, Trustee, a deed of trust, covering the following described lands in Madison County, Mississippi, to wit:-

W $\frac{1}{2}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 26, Twp. 12, R. 5, E., being
the land known as the Maria Kitchen & Levy Places.,

which deed of trust is duly of record in the Chancery Clerk's Office of Madison County, Mississippi, in Record Book AX, on page 411, - and whereas said deed of trust was transferred by the holder of same to the Pickens Bank, of Pickens, Mississippi, - and whereas on the 4th day of May, 1922, the indebtedness secured thereby was past due and unpaid, and the holder and owner of said indebtedness appointed me as Substituted Trustee in place of the said T.G. Mabry, as shown by instrument of record in the Chancery Clerk's Office of Madison County, Mississippi, in Record Book BU, on page 69, and requested me to execute said Trust by a sale of the property;

AND WHEREAS, I did advertise said property by posting a written notice of the sale thereof at the South Door of the Court House in Canton, Mississippi, on the 4th day of May, 1922, which notice remained so posted until taken down by me on the day and hour of said sale;

AND WHEREAS, I did further advertise said property by publishing in the Madison County Herald, a Newspaper published in said County, a notice of said sale, which notice was published in the Issues of said paper dated May 5th, May 12th, May 19th and May 26th, 1922, a copy of said notice and proof of said publication being hereto attached as Exhibits "A" & "B" to this deed;

AND WHEREAS, at the hour of 1:40 P.M., on this, the 29th day of May 1922, before the South Door of the Court House in Canton, Mississippi, I did offer for sale at public outcry to the highest bidder for cash said lands when the Pickens Bank appeared and bid therefor the sum of \$210.00, which bid being the best bid offered, I did sell the same to said Pickens Bank for the sum of \$210.00, which sum has been credited by me upon the notes of the said Ki. Roby after first paying the expenses and Attorneys' fees incident to said sale,

NOW, THEREFORE, in consideration of the premises and the payment to me by said Bank of said sum of money, I, Tip Ray, Substituted Trustee, named in said deed of trust do hereby convey and warrant specially to the said Pickens Bank the following described lands lying and being situated in the County of Madison and State of Mississippi, to wit:-

W $\frac{1}{2}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 26, Twp. 12, R. 5 E., being
the land known as the Maria Kitchen & Levy Places.

WITNESS my signature this May 29th, 1922.

Tip Ray, Substituted Trustee.

(\$.50 revenue stamp attached & cancelled)