

Tip Ray, Substituted Trustee
for
Charles Douglas &
Sallie Douglas
To/Substituted Trustee's Deed
Mrs J. G. Calhoun

Filed for record the 12th day of
Dec., 1924 at 4:40 P.M.
Recorded the 28th day of Jan., 1925.

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

Whereas, on the 12th day of March, 1921, Charles Douglas and Sallie Douglas, husband and wife, executed to N. M. Reid, Trustee, a Deed of Trust to secure an indebtedness described therein, to J. G. Calhoun; said Deed of Trust being of record in the Chancery Clerk's office of Madison County, Mississippi, in Book B.Q. at page 85; And,

Whereas, The said N. M. Reid, Trustee has refused to act as said trustee, and I have been appointed substituted Trustee by the holder and owner of said note and deed of Trust; said Appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Book B.V., at page 229; and having been actually spread upon the records of Madison County, Mississippi, before the first publication of the Notice of the sale under deed of trust; And,

Whereas, The holder of said Notes and Deed of Trust, and the owner of said indebtedness, has requested me to execute said Trust by a sale of the Property therein described; And,

Whereas, I did advertise the sale of the land described in said deed of trust by posting a Notice of said sale at the South Door of the Court House in the City of Canton, Mississippi, on the 12th day of November, 1924; which notice remained so posted until taken down by me on the day and hour of said sale; and by having a copy of said Notice published in the Madison County Herald, a Newspaper published in Canton, Mississippi, and having a general circulation therein, in the issues of November, 14th, 21st, 28th, and December 5th, 1924; said Notice so posted, and proof of publication thereof being attached hereto, as Exhibits A and B respectively, and made a part hereof; And,

Whereas, I did advertise said sale as required by law and the Terms of said Deed of Trust, and did fully comply with the requirements of Law relative to the sale of lands under deeds of trust; And,

Whereas, I did offer said property for sale, at the South Door of the Court House in Canton, Mississippi, at 11:30 A. M. O'clock, on the 8th day of December, 1924, the day of the date of said sale, to the highest bidder, for cash, at public outcry; And,

Whereas, I did advertise the sale of the personal property described in said Deed of Trust, by posting a Notice of said sale at the South Door of the Court House, in Canton, Mississippi, on the 27th day of November, 1924, which Notice remained so posted until taken down by me on the day and hour of said sale; said Notice being attached hereto, as Exhibit C, and made a part hereof; And,

Whereas, I did offer said personal property for sale, at the South Door of the Court House, in Canton, Miss., at 11:30 A. M. o'clock, on the 8th day of December, 1924, the day of the date of said sale, to the highest bidder, for cash, at public outcry; When

Mrs J. G. Calhoun appeared and bid for said lands and said personal property, the sum of \$1,200.00 cash; the said lands having first been offered in Sub-divisions of 160 acres each, or less, and then as a whole, and the land and personal property having been offered separately; which Bid being the highest and best bid offered, and being higher than the aggregate of all the bids on the Sub-Divisions of 160 acres, or less, and higher than the aggregate of the bids for the land and personal property separate; and I did knock the same off to and sell all of said land and personal property to the said Mrs J.G. Calhoun; Now,

Therefore, In consideration of the premises, and the payment to me of \$1,200.00, by the said Mrs J. G. Calhoun, the receipt of which is, hereby, acknowledged, and which amount has been duly credited on the indebtedness of the said Charles Douglas and Sallie Douglas, after first deducting the expenses of said sale, I, TIP RAY, Substituted Trustee, hereby, convey and warrant specially unto the said Mrs J.G. Calhoun the following described land, lying and being situated in Madison County, Mississippi, to wit:-

20 acres in S.E. Corner, East of Road, in Section 21; W $\frac{1}{2}$ NW $\frac{1}{2}$, less 10 acres off South end, Section 27; NE $\frac{1}{2}$ South and East of Road, less 40 acres off South end, Section 28; All in Township 10, Range 4 East;

And, also; the following described personal property, to wit:-

One red mule, name Bird, age 8 years; One gray Mule, name Gray Bell, age 8 years; One Black Mule, name Black Bell, age 7 years; One wagon, All farming implements of Charles Douglas; Six Cows and Three Calves; One black Mule, name Sam, age 4 years.

Witness my signature this, the 8th day of December, 1924.

Tip Ray, Substituted Trustee.

State of Mississippi)
Madison County :
District Number One)

Before me, the undersigned Authority, duly commissioned and qualified to take and certify acknowledgements, in and for said District, County, and State, personally appeared the within named TIP RAY, Substituted Trustee, who Acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed as said Substituted Trustee.

Given under my hand and official seal this, the 8th day of December, 1924.

(Seal)

R. E. Spivey, Jr., Notary Public.

-PROOF-OF-PUBLICATION OF TRUSTEE'S NOTICE OF SALE-

Whereas Charles Douglas and Sallie Douglas did, on the 12th day of March, 1921, execute and deliver to N. M. Reid, Trustee, a deed of trust to secure J. G. Calhoun an indebtedness described therein; which said deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Book B. Q. at page 85; and

Whereas said indebtedness being past due and unpaid, and the said N.M. Reid, Trustee, being unable and unwilling to act as said Trustee, and I having been appointed substituted trustee therein; which said appointment being of record in the Chancery Clerk's office of Madison County, Mississippi, in Book B. V., at page 229; and

Whereas, I have been requested by the proper authority to execute said trust by a sale of the property conveyed therein; and

Therefore, to execute and enforce the same, I, Tip Ray, Substituted Trustee, will on Monday December 8th, 1924, 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, offer for sale, and sell, at public auction, to the highest bidder for cash, the following described property lying and being